



PLANNING AND ZONING COMMISSION
APRIL 29, 2013
PUBLIC HEARING
MEETING MINUTES
CITY OF BRIDGEPORT

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

ATTENDANCE: M. Riley, Acting Chair; B. Freddino, Acting Secretary; T. Fedele;
R. Filotei; R. Gillon; A. Pappas-Phillips; S. Powley; E. Rodriguez;
J. Tiago

STAFF: Dennis Buckley, Zoning Administrator; D. Guevara, Design
Review Coordinator; E. Schmidt, Assistant City Attorney

CALL TO ORDER

Acting Chairman Riley called the meeting to order at 6:45 p.m. He then introduced the Commissioners present tonight.

CITY BUSINESS

(13-30) Bank St. and Riparian St. – Petition of the City of Bridgeport Office of Planning & Economic Development (OPED) – Requesting under Sec. 8-24 of the CT. General Statute a favorable recommendation for street abandonments.

David Kooris, Director City of Bridgeport OPED, presented the application. He said Bank Street is 2 blocks long in the downtown, and runs from Middle St. to Broad Street. They are requesting discontinuance of automobile traffic on the block between Middle St. and Main St.

The street runs between the Mechanics & Farms Bank building, owned by Forstone Capital, and future home of Fletcher Thompson Architects and residential apartment units on the upper floors, and the former City Savings building, in process of being sold by the City to Forstone Capital. They would like to create a campus like pedestrian area in the block.

John Olivetto, of Fletcher Thompson Architects presented renderings of the proposed pedestrian plaza and provided additional information on the plans. Ms. Pappas-Phillips asked what % landscaping is proposed. Mr. Olivetto said it is now 20% and will increase to not more than 50%.

Mr. Riley asked if there would be any seating. Mr. Olivetto replied there will be benches, but no tables or canopies. There will also be exterior lighting on the City Savings building similar to that on the Mechanics & Farmers building. Emergency vehicles will have access to the buildings.

Mr. Gillon asked who would maintain the property and Mr. Kooris indicated it will become private property, with public pedestrian access and will be maintained by the owner of the buildings.

David Kooris, Director City of Bridgeport OPED, then addressed Riparian Street which currently has a building on top of it. The street had been discontinued (de-mapped). This request is to discontinue the utilities underneath and allow this property to be redeveloped.

Ms. Pappas-Phillips asked if this is 1 or 2 pieces of property. Mr. Kooris said it is now 2 lots – half of 173 and half of 171 Stratford Avenue, now owned by the City of Bridgeport.

(13-29) 127, 137, 141, 145 & 147 (aka 141 & 173) Stratford Ave. – Petition of the City of Bridgeport Office of Planning & Economic Development (OPED) – Seeking a map change from an ORG zone to a DVD-WF (waterfront) zone and coastal area.

David Kooris, Director City of Bridgeport OPED presented this application. This is the same as previous site presented (Riparian St.). He said this re-zoning is the first step in a larger initiative at looking at zoning along waterfronts and commercial areas.

This builds on results of a study completed 1 year ago, the Bridgeport Corridor and Waterfront Design Guidelines, concurrent with the development at Steel Point. This property sits in between the downtown and the Steel Point project, is on the waterfront, and is within walking distance to the train station. An aerial map (Ex. 1) of the area was provided to commission.

The change will establish a transit oriented, walkable, mixed use zone while maintaining public access to the waterfront. Studies have shown that a train station adds value to an area ½ mile within walking distance of the station.

Ms. Freddino asked what type of water dependent use the city foresaw. Mr. Kooris said possibly a combination of passive parkland, pads, perhaps a fishing pier or waterfront dock, but the primary use would be something with a transit oriented use. They anticipate a multi-story building in keeping with the downtown and Steel Point development.

There was further discussion on the possible use and the impact to the area. Mr. Kooris addressed the issue of the river creating a barrier to further development and restated the need to capitalize on the city's assets, and this addresses that need.

Ms. Pappas-Phillips said it was hard to envision changing a zone without a specific project in mind. There was further discussion on the pros and cons in establishing another zone, and the implications of spot zoning.

Chair Riley asked if anyone wished to speak in favor of this application. None appeared.

Chair Riley asked if anyone wished to speak against this application.

1. Thomas Kelly – wanted to ask questions on this issue but was informed there were no questions allowed but will listen to his comments. He said this was a heavily polluted property and wondered if the City had an obligation to offer this land to an adjoining neighbor.

The Public Hearing was closed.

CONTINUED BUSINESS

C-1 (13-16) 680 Park Ave. – Petition of City of Bridgeport Board of Education – Seeking a special permit and a site plan review to permit the construction of a 2-story, 86,659 sq. ft. elementary school in an R-C zone.

John?, consultant on project appeared. The application was presented at the previous Planning & Zoning meeting but it was not properly noticed. It has subsequently been corrected and properly noticed as a 2 story building with 86,659 sq. ft.

Chair Riley asked if anyone wished to speak in favor of this application. None appeared.

Chair Riley asked if anyone wished to speak against this application. None appeared.

The Public Hearing was closed.

Chair Riley stated for the record that this is a 2 night meeting and will hear through item # 13-23 tonight, and then reconvene tomorrow evening at 6 PM.

RECESS

Chair Riley called a recess at 7:40 p.m. He called the meeting back to order at 7:45 p.m.

NEW BUSINESS

(13-18) 94 Boston Ave. – 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.

R. Filotei stepped out at 7:47 p.m.

Attorney Gregory Piecuch appeared to present and provided proof of mailings. He stated this is a grocery store in a shopping center, built in the 50's-60 and they are proposing an update to the loading dock.

R. Filotei returned to the meeting at 7:49 p.m.

A site plan rendering was displayed for the commission. Ms. Freddino read a letter from John Gaucher, Analyst, Office of Long Island Sound, CT DEEP. Mr. Gaucher posed a number of questions to be answered by the applicant.

Isaac ?, Fuller Engineering spoke to some of the issues in Mr. Gaucher's letter.

Chair Riley stated the commission cannot move forward until the commission receives a letter from Mr. Gaucher confirming all his concerns have been satisfied.

Ms. Freddino also informed them they need to respond to the concerns in the Engineering Departments letter. Chair Riley suggested they continue this application to the next meeting and they agreed.

**** COMMISSIONER FREDDINO MOVED TO CONTINUE THIS APPLICATION UNTIL THE NEXT MEETING.
** COMMISSIONER RODRIGUEZ SECONDED.
** THE MOTION PASSED UNANIMOUSLY.**

(13-19) 1640 Boston Ave. – Petition of Iglesia Renacer, Inc – Seeking a special permit and a site plan review to permit the establishment of a house of worship with a residence above in the existing funeral parlor building in an OR zone.

Rev. Manuel Garcia appeared to present his application and provided proof of mailings. He stated that they purchased the former funeral home and will use the existing chapel to hold their church services, and utilize the apartment on the 2nd floor.

Rev. Garcia said they are not changing the building or the land, just requesting changing the designation from funeral home to house of worship.

Ms. Pappas-Phillips asked if they will be renting out the apartment and Rev. Garcia answered not, it will serve as the parsonage.

Ms. Freddino asked if anyone was living in it now, and he replied no one. The closing for the purchase will be on Wednesday. He also said it has been empty for 2 years.

Ms. Freddino asked why there are lights on at night and he replied the lights are on a timer for security purposes.

Rev. Garcia said the church was established 12 years ago and has approximately 20 members. They have been renting space in another location.

Ms. Freddino asked if he had read the Fire Marshall report and he said yes, however the Fire Marshall and the WPCA will not speak with him until he is the legal owner.

Ms. Freddino asked when services will be and he replied Tuesday at 7:30 p.m., Thursday at 7:30 p.m. and Sunday at 10 a.m. He said they will not be renting it out to anyone, will not be serving meals. Ms. Freddino wanted to be sure he understood that if they are approved for a church and a parsonage that is all they will be allowed to do.

Chair Riley did mention the concern listed in the Fire Marshall report and wanted to make sure they understood they need to address the issues. They will not be issued a CO until the issues are resolved.

Mr. Rodriguez thanked them for going through the proper channels to have this approved.

Chair Riley asked if anyone wished to speak in favor of this application. None appeared.

Chair Riley asked if anyone wished to speak against this application.

Ms. Lee Brown – she stated her concerns are parking and congestion.

Chair Riley stated the ZBA granted a waiver for parking.

The Public Hearing was closed.

(13-20) 46 (aka 42) Brookfield Ave. – Petition of Global Scenic Services – Seeking a special permit and a site plan review to permit the construction of a 2-level, 20,948 sq. ft. commercial building in an I-L zone.

Mr. Warren Katz owner of the business and the property came forward to present. He provided proof of mailings and pictures of posted signs.

He said his business is 7 years old and they make scenery for TV shows and live theatre. Their business is growing and they require more space for production. They propose to build a 2 level, 20,948 sq. ft. production facility.

Mr. Katz confirmed the address for the project is 42-46 Brookfield Avenue.

Ms. Pappas-Phillips stated the Fire Marshall has said a sprinkler system is required in the building, and the City Engineering Department addressed changes to the sewer and storm water systems. Mr. Katz said the new building will have a sprinkler system and the storm water and sewer changes will be incorporated in the 2nd set of plans.

Ms. Pappas-Phillips asked how long it will take to construct the building. Mr. Katz replied that they plan to start June 1 and finish by Halloween. They will be increasing the square footage by approximately 6,000 feet, but more importantly the new space will have 40' tall spaces, necessary for their line of work.

Chair Riley asked if anyone wished to speak in favor of this application. None appeared.

Chair Riley asked if anyone wished to speak against this application. None appeared.

The Public Hearing was closed.

(13-21) 2856 Fairfield Ave. – Petition of Frank Andriotis – Seeking a special permit and site plan review to permit the establishment of a coffee house, gallery and café in the existing commercial building in an OR zone.

Mr. Frank Andriotis submitted proof of mailings.

Would like to add a gallery and lounge. The gallery will display paintings, photography; there will be a large screen, and live background music, but no microphones. He submitted binders with pictures to all commission members.

He is asking for a service bar and will serve coffee, teas, soft drinks, beer and wine. He said he will not serve food.

Ms. Pappas-Phillips asked if food will be served. He said no food, might bring in food. She said if you have a liquor permit you must serve some kind of food, even pre-packaged. She asked if he had his state permit yet. He replied no, not until he gets the City's approvals.

Ms. Freddino said there is already a sign outside the space. Mr. Andriotis said he is not open for business yet. Once open the hours will be 1 PM until closing.

Mr. Buckley said the ZBA granted him a beer and wine license, and also a waiver for off street parking.

Chair Riley asked if anyone wished to speak in favor of this application.

1. Noel ? – feels it is important to have this type of establishment in the neighborhood, a safe place to gather, establish a human connection.

Chair Riley asked if anyone wished to speak against this application. None appeared.

The Public Hearing was closed.

(13-22) 62 Coleman St. & 103 Calhoun Pl. – Petition of Coleman Street Developers, LLC – Seeking a change of zone from an R-B to an R-C zone, and also seeking a special permit and a site plan review to permit the conversion of the existing vacant convalescent home into a 46 unit residential apartment house.

Atty. Charles Willinger appeared to present on behalf of the applicant. He submitted proof of mailings.

He said the owners of this property seek to convert a former 142 bed convalescent home into a 46 unit resident apartment facility. He said the developer's specialty is taking blighted properties and converting them.

Atty. Willinger stated this will be a \$4 Million renovation and he provided an aerial view of the property and pictures of existing conditions to the commission. The existing building has been vacant for 4 years. The structure is sound, they will be using the same footprint, and will keep the 3 stories. A rendering of the proposed facility was provided.

The apartments will be offered at an affordable market rate. ZBA has approved variances with conditions and Atty. Willinger provided a copy of the approval letter dated 3/14/13.

The apartments will be as follows: 1 studio apartment for a full time building superintendent, 21 – 1 bedroom averaging 557 sq. ft., 20-2 bedroom averaging 736 sq. ft., 4-3 bedroom averaging 1176 sq. ft., and 5 ADA compliant apartments on the first floor.

The exterior will get a new deck, new windows and doors, parking lot will be 50% replaced and 50% repaired, landscaping – 198 new plantings, gated, cameras and pole lighting.

The interior will be gutted and rebuilt. Each floor will have a laundry area and trash disposal area.

Ms. Pappas-Phillips asked about a security plan. Atty. Willinger replied there will be cameras, intercom, alarms and gated entry. He also said each apartment will have an intercom to the superintendent's apartment/front desk.

Atty. Willinger reviewed the site plans and said there will be 59 parking spaces. He also briefly reviewed the interior architectural plans.

Chair Riley asked the target audience for these units. Mr. Mel Foti, Principal said the target is working class, young professionals, and the 3 bedroom is appropriate for children.

Ms. Pappas-Phillips asked the price range of the units. Mr. Foti replied it will fluctuate due to market conditions, but he anticipates \$800 - \$1,200 per month. She then asked how long the renovation will take. He replied he hopes 6-9 months, realistically 1 year. They will start renovations as soon as all approvals are received.

Ms. Freddino read a letter from the GBRC in to the record. They responded with no issues.

Atty. Willinger reported the following: the WPCA requested more information for discussion, the Fire Marshall was satisfied with what they reviewed, City Engineering addressed some minor points, D. Guevara noted an increase in density possibly affecting living conditions, however he recommended approval.

Ms. Freddino stated the Engineering Department noted an existing 12' easement, and Atty. Willinger said he is checking land records now and it will be addressed on further site plans if it indeed exists.

Atty. Willinger then reviewed all issues to be considered by the commission when considering approval, consistency with Master Plan, etc. He gave each commissioner a copy of a GIS map with subject area highlighted.

Chair Riley asked if anyone wished to speak in favor of this application.

Chair Riley asked if anyone wished to speak against this application. None appeared.

The Public Hearing was closed.

(13-23) 10 Boston Ave. – Petition of 10 Boston Avenue, LLC d/b/a BMW of Bridgeport – Seeking a coastal site plan review for an approval of location for a new automobile sales and service facility in an I-L zone and coastal area.

Atty. John Fallon appeared to present on behalf of the applicant. He provided proof of mailings. Also present was Chris DeAngelis of Cabezas DeAngelis Engineers.

Atty. Fallon stated this is an application for a coastal site plan review for a new sales and service facility for BMW Bridgeport. It is their intent to remove the existing building and build a new facility on this site. He said the plan has been granted 2 variances from the ZBA, for outdoor storage and display area setback. They also received Inland Wetlands approval.

He said that Mr. DeAngelis submitted revised plans to the City Engineering Department and Mr. Buckley on 4/25/13. There was also an e-mail request April 4, 2013 from Mr. John Gaucher's office requesting additional information. Mr. DeAngelis has provided the requested information and Mr. Gaucher's office is satisfied with the information.

The property has been used for automotive purposes for over 50 years, most recently Town Fair Tire.

Chair Riley stated that the commission does not have a response from the City Engineering Department to Mr. DeAngelis letter dated April 25, 2013. He added Atty. Fallon is free to continue and complete his presentation but the commission will not be able to make a decision on the application until the Engineering Department has a chance to respond.

Ms. Freddino also asked Atty. Fallon to correct the address to 10 Boston Avenue on all paperwork.

Mr. Chris DeAngelis commented on the site plan. He said the site is 1.4 acres and they intend to build a 12,500 sq. ft., 2 story facility. The footprint will be reduced versus the previous building. The first floor will be a service area and the second floor will be a display area. There will be 68 parking spaces and the primary entrance will be on Chase Street.

There is a large retaining wall that runs along the Pequonnock River and it is in very poor condition. It will be removed and a new wall will be built 4 to 5 feet inland.

Chair Riley asked how they will provide public access to the river. Mr. DeAngelis stated they will provide access when a walkway is built. Atty. Fallon said they agreed to provide access when the primary BMW property came before the commission. They will attempt to balance public access with a sense of security because there will be substantial property/assets on site. They will designate a specific area for public access.

Mr. DeAngelis reviewed the drainage study. Chair Riley asked to postpone this portion of the presentation because it deals with issues being reviewed by the Engineering Department.

**** COMMISSIONER FREDDINO MOVED TO CONTINUE THIS APPLICATION UNTIL THE NEXT MEETING.**

**** COMMISSIONER PAPPAS-PHILLIPS SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

DECISION SESSION

Re: (13-30) Bank St. and Riparian St. – Petition of the City of Bridgeport Office of Planning & Economic Development (OPED) – Requesting under Sec. 8-24 of the CT. General Statute a favorable recommendation for street abandonments.

****COMMISSIONER TIAGO MOVED TO APPROVE APPLICATION #(13-30) BANK ST. AND RIPARIAN ST. – PETITION OF THE CITY OF BRIDGEPORT OFFICE OF PLANNING & ECONOMIC DEVELOPMENT (OPED) – REQUESTING UNDER SEC. 8-24 OF THE CT. GENERAL STATUTE A FAVORABLE RECOMMENDATION FOR STREET ABANDONMENTS FOR THE FOLLOWING REASONS:**

BANK STREET

· IT PROMOTES A PEDESTRIAN WALKWAY AND GREEN AREA IN THE HEART OF DOWNTOWN.

RIPARIAN STREET

· IT BASICALLY ABANDONS A CITY SEWER LINE AND FORMALIZES A STREET ABANDONMENT ESTABLISHED YEARS AGO.

**** COMMISSIONER FEDELE SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

Re: (13-29) 127, 137, 141, 145 & 147 (aka 141 & 173) Stratford Ave. – Petition of the City of Bridgeport Office of Planning & Economic Development (OPED) – Seeking a map change from an ORG zone to a DVD-WF (waterfront) zone and coastal area.

****COMMISSIONER TIAGO MOVED TO APPROVE APPLICATION # (13-29) 127, 137, 141, 145 & 147 (AKA 141 & 173) STRATFORD AVE. – PETITION OF THE CITY OF BRIDGEPORT OFFICE OF PLANNING & ECONOMIC DEVELOPMENT (OPED) – SEEKING A MAP CHANGE FROM AN ORG ZONE TO A DVD-WF (WATERFRONT) ZONE AND COASTAL AREA WITH AN EFFECTIVE DATE OF MAY 6, 2013 OF THE ABOVE REFERENCED MATTER, ALSO DESCRIBED AS FOLLOWS:**

SCHEDULE “A”

BEGINNING AT A POINT BEING THE INTERSECTION OF THE NORTHERN STREET LINE OF STRATFORD AVENUE (CT ROUTE #130) AND THE WESTERN STREET LINE OF KOSSUTH STREET;

THENCE WESTERLY ALONG THE NORTHERN STREET LINE OF STRATFORD AVENUE N 64° 58’ 30” W APPROX. 874 FEET TO THE WESTERN PROPERTY LINE OF 141 STRATFORD AVENUE ALONG THE PEQUONNOCK RIVER NOW OR FORMERLY OWNED BY THE CITY OF BRIDGEPORT

THENCE NORTHERLY ALONG THE PROPERTY LINE OF THE CITY OF BRIDGEPORT ALONG THE PEQUONNOCK RIVER A DISTANCE OF 75.70 FEET AT AN ANGLE OF N 62° 48’ 24” E TO A POINT;

THENCE NORTHERLY ALONG THE PROPERTY LINE OF THE CITY OF BRIDGEPORT ALONG THE PEQUONNOCK RIVER A DISTANCE OF 120.71 FEET AT AN ANGLE OF N 12° 22’ 50” E TO A POINT;

THENCE EASTERLY S 77° 27’ 00” E A DISTANCE OF APPROX. 659.96 FEET TO THE POINT OF INTERSECTION WITH THE WESTERN STREET LINE OF KOSSUTH STREET;

THENCE ALONG THE WESTERN STREET LINE OF KOSSUTH STREET APPROX. 452 FEET BACK TO THE INTERSECTION WITH THE NORTHERN STREET LINE OF STRATFORD AVENUE AND THE BEGINNING.

SAID PROPERTY KNOWN AS 141 & 173 STRATFORD AVENUE TOGETHER WITH THE STATE OF CONNECTICUT I-95 HIGHWAY RIGHT-OF-WAY CONTAINING APPROX. 4.82 ACRES.

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 MAY 6, 2014.

**** COMMISSIONER FILOTEI SECONDED.**

**** THE MOTION PASSED 7 IN FAVOR (FEDELE, FILOTEI, FREDDINO, GILLON, RILEY, RODRIGUEZ, TIAGO) AND 2 OPPOSED (PAPPAS-PHILLIPS, POWLEY)**

C-1 (13-16) 680 Park Ave. – Petition of City of Bridgeport Board of Education – Seeking a special permit and a site plan review to permit the construction of a 2-story, 86,659 sq. ft. elementary school in an R-C zone.

****COMMISSIONER PAPPAS-PHILLIPS MOVED TO APPROVE APPLICATION # C-1 (13-16) 680 PARK AVE. – PETITION OF CITY OF BRIDGEPORT BOARD OF EDUCATION – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 2-STORY, 86,659 SQ. FT. ELEMENTARY SCHOOL IN AN R-C ZONE WITH THE FOLLOWING CONDITION:**

1. THE DEVELOPMENT OF THE SUBJECT PREMISES SHALL BE IN STRICT ACCORD WITH THE REVISED PLANS SUBMITTED TO AND APPROVED BY THE COMMISSION.

FOR THE FOLLOWING REASONS:

1. WILL PROVIDE A NEW STATE OF THE ART EDUCATIONAL FACILITY FOR CITY RESIDENTS.

2. AS TO THE SPECIAL PERMIT AND SITE PLAN REVIEW, THE PROJECT IS IN COMPLIANCE WITH THE SEC. 14-4-4 AND SEC. 14-2-5 OF THE ZONING REGULATIONS.

**** COMMISSIONER RODRIGUEZ SECONDED.**

**** THE MOTION PASSED WITH SEVEN IN FAVOR (FEDELE, FILOTEI, PAPPAS-PHILLIPS, POWLEY, RILEY, RODRIGUEZ, TIAGO) AND 2 NOT ELIGIBLE TO VOTE (FREDDINO, GILLON)**

(13-18) 94 Boston Ave. – 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.

CONTINUED TO MAY 28, 2013 AT 6:45PM IN ORDER TO GIVE THE PETITIONER AN OPPORTUNITY TO ADDRESS THE CONCERNS OF THE CITY ENGINEER AS STATED IN HIS LETTER DATED 04/02/13, AND TO ALSO ADDRESS THE CONCERNS OF THE ANALYST FROM LONG ISLAND SOUND PROGRAMS IN HIS CORRESPONDENCE DATED 03/26/13.

(13-19) 1640 Boston Ave. – Petition of Iglesia Renacer, Inc. – Seeking a special permit and a site plan review to permit the establishment of a house of worship with a residence above in the existing funeral parlor building in an OR zone.

****COMMISSIONER POWLEY MOVED TO APPROVE APPLICATION # (13-19) 1640 BOSTON AVE. – PETITION OF IGLESIA RENACER, INC – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A HOUSE OF WORSHIP WITH A RESIDENCE ABOVE IN THE EXISTING FUNERAL PARLOR BUILDING IN AN OR ZONE APPROVED WITH THE FOLLOWING CONDITIONS:**

- 1. THE PETITIONER IS TO COMPLY WITH ALL RECOMMENDATIONS OF THE CITY ENGINEER AS STATED IN HIS LETTER DATED 04/02/13, AS WELL AS THE FIRE MARSHAL'S RECOMMENDATIONS AS STATED IN HIS REVIEW.**
- 2. THE 3 RD FLOOR OF THE SUBJECT PREMISES IS TO BE USED FOR STORAGE ONLY. THERE SHALL BE NO RESIDENTIAL USES AT ANY TIME FOR ANY REASON.**

FOR THE FOLLOWING REASON:

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

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 MAY 6, 2014.

**** COMMISSIONER RODRIGUEZ SECONDED.**

**** THE MOTION PASSED WITH SEVEN IN FAVOR (FREDDINO, FILOTEI, GILLON, PAPPAS-PHILLIPS, POWLEY, RILEY, RODRIGUEZ) AND 2 ABSTAINING (FEDELE, TIAGO)**

(13-20) 46 (aka 42) Brookfield Ave. – Petition of Global Scenic Services – Seeking a special permit and a site plan review to permit the construction of a 2-level, 20,948 sq. ft. commercial building in an I-L zone.

****COMMISSIONER RODRIGUEZ MOVED TO APPROVE APPLICATION # (13-20) 46 (AKA 42) BROOKFIELD AVE. – PETITION OF GLOBAL SCENIC SERVICES – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 2-LEVEL, 20,948 SQ. FT. COMMERCIAL BUILDING IN AN I-L ZONE WITH THE FOLLOWING CONDITION:**

THE PETITIONER IS TO COMPLY WITH ALL OF THE CITY ENGINEER’S CONCERNS AS STATED IN HIS LETTER DATED 04/25/13.

FOR THE FOLLOWING REASON:

THE PROJECT AS APPROVED, COMPLIES WITH THE SPECIAL PERMIT STANDARDS OF SEC. 14-4-4 AND THE SITE PLAN REVIEW STANDARDS OF SEC. 14-7-5.

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 MAY 6, 2014.

**** COMMISSIONER GILLON SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

(13-21) 2856 Fairfield Ave. – Petition of Frank Andriotis – Seeking a special permit and site plan review to permit the establishment of a coffee house, gallery and café in the existing commercial building in an OR zone.

****COMMISSIONER PAPPAS-PHILLIPS MOVED TO APPROVE APPLICATION # (13-21) 2856 FAIRFIELD AVE. – PETITION OF FRANK ANDRIOTIS – SEEKING A SPECIAL PERMIT AND SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A COFFEE HOUSE, GALLERY AND CAFÉ IN THE EXISTING COMMERCIAL BUILDING IN AN OR ZONE WITH THE FOLLOWING CONDITION:**

OTHER THAN SMALL (3 OR UNDER) NON ACOUSTICAL GROUPS, THERE SHALL BE NO LIVE OR LOUD ENTERTAINMENT AT ANY TIME FOR ANY REASON.

FOR THE FOLLOWING REASONS:

- 1. PROVIDES ANOTHER TYPE OF ENTERTAINMENT IN THE BLACK ROCK RESTAURANT DISTRICT.**
- 2. 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.**

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 MAY 6, 2014.

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

(13-22) 62 Coleman St. & 103 Calhoun Pl. – Petition of Coleman Street Developers, LLC – Seeking a change of zone from an R-B to an R-C zone, and also seeking a special permit and a site plan review to permit the conversion of the existing vacant convalescent home into a 46 unit residential apartment house.

****COMMISSIONER TIAGO MOVED TO APPROVE APPLICATION # (13-22) 62 COLEMAN ST. & 103 CALHOUN PL. – PETITION OF COLEMAN STREET DEVELOPERS, LLC – SEEKING A CHANGE OF ZONE FROM AN R-B TO AN R-C ZONE, AND ALSO SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE CONVERSION OF THE EXISTING**

VACANT CONVALESCENT HOME INTO A 46 UNIT RESIDENTIAL APARTMENT HOUSE FOR THE FOLLOWING REASONS:

- 1. ELIMINATES A BLIGHTED PROPERTY IN THE CITY AND WILL BE AN ASSET TO THE NEIGHBORHOOD.**
- 2. PROVIDES NEW RESIDENTIAL RENTAL UNITS IN THE HOLLOW AREA.**
- 3. THE REDEVELOPMENT OF THE SUBJECT PREMISES IS IN KEEPING WITH THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT.**
- 4. THE PROJECT, AS APPROVED, IS IN COMPLIANCE WITH THE SPECIAL PERMIT REQUIREMENTS OF SEC. 14-4-4 AND THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5.**

THE ZONE CHANGE WAS APPROVED WITH THE EFFECTIVE DATE OF MAY 6, 2013.

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 MAY 6, 2014.

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

(13-23) 10 Boston Ave. – Petition of 10 Boston Avenue, LLC d/b/a BMW of Bridgeport – Seeking a coastal site plan review for an approval of location for a new automobile sales and service facility in an I-L zone and coastal area.

CONTINUED TO MAY 28, 2013 AT 6:45PM IN ORDER FOR THE PETITIONER TO PROVIDE ADDITIONAL INFORMATION ON COASTAL AND ENGINEERING REQUIREMENTS, AND TO ALSO INCLUDE A RIGHT OF WAY FOR PUBLIC ACCESS ALONG THE RIVERBANK SIMILAR TO THE AGREEMENT ON THE OPPOSITE RIVERBANK.

RECESS

****COMMISSIONER FEDELE MOVED TO RECESS UNTIL APRIL 30, 2013 AT
6 PM**

****COMMISSIONER POWLEY SECONDED**

****MOTION PASSED UNANIMOUSLY**

The meeting recessed at 9:45 p.m.

Respectfully submitted,

Jill G. Kuzmich
Telesco Secretarial Services