



PLANNING AND ZONING COMMISSION
SEPTEMBER 30, 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, Chair; Barbara Freddino, Secretary; Reginald Walker, Robert Filotei, Jose Tiago, Tom Fedele, Scott Powley, Anne Pappas Phillips, Robert Morton

STAFF: Dennis Buckley, Zoning Officer; Assistant City Atty. Ed Schmidt; Diego Guevara, Design Review Coordinator

CALL TO ORDER.

Commissioner Riley called the meeting to order at 7:05 p.m. A quorum was present. Commissioner Riley then announced the Commissioners who were seated at the meeting.

CITY BUSINESS.

13-64 - 8-24 Referral – Petition of the City of Bridgeport Office of Planning & Economic Development - Regarding the abandonment of city streets to facilitate the advancement of the Planned Development District #1.

Mr. David Kooris, the OPED director, came forward and greeted the Commissioners. He explained that this 8-24 referral predominately had to do with streets on Steele Point with one exception. After the reconstruction work the streets will be reinstated as District Streets. This would include Pembroke, Pierport and Waterview. Mr. Kooris said that California Street, Maiden Lane and a third street in Steele Point would be totally discontinued.

Mr. Kooris explained that the one other street was a paper street in the East End and not functioning. He gave a brief overview of why this action needed to be taken.

Commissioner Riley 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 against the application. No one came forward.

It was noted that since there was an issue with the notification printed in the legal notices, the hearing would be continued to October 15, 2013 to allow for a correct legal notice to be published.

CONTINUED BUSINESS.

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.

There was a request from Wakefern Food Corporation representative to continue the application to October 15, 2013 and an agreement to waive the 65 day rule.

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 stated that the application hearing had already taken place and that the Commission was waiting for a comment from Mr. John Gaucher, the Long Island Sound Program Environmental Analyst .

Ms. Freddino then read the following email dated August 27, 2013 into record:

From: Gaucher, John
To: Blackwell, Gloria.
RE: 350 Dekalb Avenue

Hi Gloria,

My records show that I sent an email on 5/9/13 stating that we had no comment, however I cannot find it or recover it. I may have typed it out and neglected to hit the send button, or our system had problems sending it out.

Anyway, I did review the proposal for 350 Dekalb Ave. for consistency with Connecticut Coast Management Act policies and had no comment for the Planning & Zoning Commission's consideration. Thanks for checking and let me know if you need any additional information.

John Gaucher
Environmental Analyst 3
Office of Long Island Sound Programs
79 Elm Street
Hartford, CT 06106

Commissioner Riley 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 against the application. Hearing none, Commissioner Riley closed the public hearing on 350 Dekalb Avenue.

City of Bridgeport
Planning and Zoning
Regular Meeting
September 30, 2013

D-1 (13-42) RE: 799 SYLVAN AVENUE – Petition of Joseph Toto/Parkview Commons - 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. WITHDRAWN 09/18/13.

Commissioner Riley announced that this application was withdrawn on 09/18/13.

D-2 (13-43) RE: 800, 810 SYLVAN AVENUE & 123 PARKVIEW AVENUE – 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. WITHDRAWN 09/18/13.

Commissioner Riley announced that this application was withdrawn on 09/18/13.

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 submitted photographs of the signs and receipts of the mailings. He displayed the site plan and gave an overview of the site plan. He explained that in order to install the cul-de-sac there had been some changes made.

Mr. DeMaio said that the Inland Wetlands Commission approved the application with the conditions as stipulated. Commissioner Freddino said that the site plans needed to reflect the changes that had been determined in Inland Wetlands.

The project engineer came forward and said that at the meeting with the Engineering Department it had been agreed that the conditions would be contingent upon application. Mr. DeMaio said that Mr. Urquidi had included the items for the building permit. Commissioner Freddino said that the most recent document were dated September 19th, not September 23rd. The Commission recommended that this application be continued to October 28, 2013 in order to have the changes made in the site plans and secure the proper documentation from the Engineering Department.

D-4 (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 distributed copies of an revised site plan to the Commission. He submitted the mailing receipts. He explained that there was a problem with the canopy encroaching on the setbacks. The service station has been there for 40 years. The application is for converting part of the property into a convenience store. The plan calls for moving the pumps back, remove the auto repair bays and install a small convenience store. There will be no cooking on the

premises. The only hot food will be coffee. By reducing the stize of the building, it will bring the parcel into more conformity.

Atty. Rizio was asked how the applicant intended to reduce the size of the building. Atty. Rizio said that he would demolish part of the building. The only issue for the application is the installation of the convenience store. The applicant is willing to give up the auto repair portion of the business. There will be landscaping added. Atty. Rizio indicated where the landscaping islands would be located.

Commisisoner Tiago asked if the two driveways could be made so that the exiting was on North Avenue and the entrance on another street. Mr. Ehab Labib , The owner came forward and explained that he was trying to get traffic to exits on the northern portion of the site and have the entrance on the southern portion of the parcel.

Atty. Rizio then outlined the benefits of the changes for the Commission, which includes cleaning up the building, and adding landscaping. There will be no sale of cars. Commisisoner Freddino pointed out that the Engineering report stated that there were not be any auto sales.

Commisisoner Morton had some questions about the traffic flow to and from the pumps. Atty. Rizio indicated where this would be, but reminded everyone that the application was for the convenience store.

Commissioner Riley 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 against the application.

Atty. Willinger, of Willinger, Willinger and Bucci, came forward to oppose the application. He said the plans had not been submitted to the Zoning Office in a timely manner. He requested a recess period in order to review the plans.

RECESS.

Commissioner Riley declared a recess at 7:45 p.m. He then reconvened the meeting at 8:05 p.m.

D-4 (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 CONT'D.

Atty. Willinger, came forward and said that he was representing Bridgeport News, Inc. owned by Mr. McCarthy, Mr. Rosenberg and third owner. He said that the store directly across the street

has been there for 83 years. He then submitted a photo showing the store. He said that his clients have been good neighbors.

Atty. Willinger said that his clients objected and felt that this location violated a number of regulations. He said that the site was about a third of an acre and there was an intersection where four roads converge including North Avenue and Housatonic Avenue, both of which are very heavily traveled. He then submitted a set of photographs for the record that were taken on August 22nd from 2 to 3 p.m. at North Avenue. There are seven traffic signals at this intersection.

Atty. Willinger then submitted two additional photographs for the record showing the Route 8 ramp traffic back up onto Lindley Street. He then said that the repair shop had not generated any traffic. Commissioner Riley pointed out that the applicant could build the 10 pumps and the canopy without a hearing. He said that previously the repair station only had one pump but occasionally had an extra one for diesel.

Atty. Willinger said that the principle building was not the building, but the canopy, which would mean that the applicant did not have sufficient parking. He went on to say that the square footage of the building was incorrect.

Atty. Willinger said that he appreciated Commissioner Tiago's comment about having an IN and OUT ramp. He added that it was almost impossible to enforce an ENTRANCE/EXIT ONLY curb cut.

Atty. Willinger distributed a site plan showing all the traffic patterns for the gas pumps. He pointed out that someone who wanted to purchase something would likely just leave their vehicle at the pump and cross the lanes of traffic coming and going.

Mr. Kermit Hua, of KWH Enterprise LLC in Meridan, a Traffic Expert and registered engineer, came forward and gave an overview of the current traffic conditions. Atty. Willinger distributed a traffic report from Mr. Hua dated September 27, 2013. Mr. Hua said that there was a total of 173 accidents over a three year period, which is more than one accident per week over the period.

Mr. Hua then reviewed the details of having the fuel tankers come in for refueling and also the queuing issue. With such a small site, it will be difficult to maneuver around vehicles or to exit safely.

Atty. Willinger then directed everyone's attention to the appendix at the back of Mr. Hua's report. The figures increase at fueling pumps when there is a convenience store on site.

Atty. Willinger pointed out that the applicant had compressed the canopy in order to comply with the setbacks. However, the parking regulations would indicate the pumps and the canopy were the principle structures as outlined on page 28 of the Zoning Regulations and this would require 9 spaces.

Atty. Willinger said that the applicant was claiming to enhance the landscaping. However it was encroaching on others property. The regulations require L2 landscaping on the north, east and west, which the applicant can not do. This violates the Zoning regulations.

Atty. Willinger said that Mr. Guevara's report was disappointing and added that the report was based on the previous plans. He pointed out that the canopy must be built because of the fire suppression system, so it can not be phased in. Special permits require site plan approvals.

Atty. Willinger said that the application does not comply with the Master Plan. It will impair future development by increasing traffic. It does not any safeguards for the neighborhood and will impact the property values. The proposed use will cause conflict with existing uses. Atty. Willinger said that there were concerns about pedestrian safety and vehicle queuing. He added that there was no pedestrian walkway provided.

Atty. Willinger said that there was a prescient almost 20 years ago when Mobile Oil had applied to have a gas station with a convenience store. The ZBA denied the application. He distributed a map showing the location of the site and also copies of the appellant court decision upholding the 1994 ZBA decision.

Atty, Willinger then submitted a petition that had a 193 signatures on it along with numerous letters, including letters from delivery truck drivers who have had difficulty making their deliveries against the proposed application.

Atty. Willinger thanked the Commissioners for their consideration.

Atty. Rizio came forward and said that he would like to request a continuance to discuss the fact that the canopy was the principle structure with the City Attorney.

Commissioner Freddino announced that Columbia Court was requesting a continuation.

(13-47) RE: 545 BREWSTER STREET – Petition of the City of Bridgeport Board of Education - Seeking a change of zone to R-C, a special permit, and a site plan review to permit the construction of a 2-1/2 story addition to the existing elementary school building located in an R-B zone.

Mr. Scott Bailey came forward and greeted the Commission. He displayed a site plan and said that an 18,000 square foot addition would be constructed on the back of the school. Mr. Bailey said that the BOE was looking to acquire some parcels on School Street. On September 16, 2013, the City Council approved using that parcel School as a add alternate and eminent domain.

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

Council Member Steve Stafstrom came forward and greeted the Commission. He said that he represented the 130th District and that he and his co-representative, Council Member Susan Brannelly were in favor of this project. He said that this was very important for the children in the neighborhood and thanked the Commission in advance for their support.

Commissioner Riley asked if there was anyone present who wished to speak against the application. Hearing none, Commissioner Riley closed the public hearing on 545 Brewster Street.

(13-54) RE: 375 MAIN STREET – Petition of the Housing Authority of Bridgeport - Seeking a site plan review and a coastal site plan review to permit the construction of a mixed income community complex with 74-residential units, in an NCVD zone.

Commissioner Freddino said that there was a letter from Mr. John Gaucher dated September 5th, which read as follows:

From: Gaucher, John
To: Buckley, Dennis.
RE: Broad Street Housing project, 375 Main Street

Dennis,

I attended a meeting yesterday held at the Dept. of Economic and Community Development (DECD with Bridgeport Housing Authority representatives, and DEEP and DECD staff. Additionally, the project architects and civil engineers were in attendance.

There are some significant challenges to develop this site using State funds which then cause the project to be consistent with the state's policies regarding supporting intense use in the floodplain. Specific challenges include construction of multi-family resident with no direct access to dry land. Also I learned about a requirement (not sure if it was a state or federal requirement) regarding visitability which would be impossible for the townhouse units because the buildings must be elevated due to floodplain compliance.

I asked for additional information in order to complete my review. The plans lacked details regarding their stormwater management plan, their E&S control plan, and the NFIP compliance information. They promised to supply it as soon as possible. I am concerned that they may be pushing P&Z hearing before they are truly ready. For example, they mentioned a number of minor changes that had been made that are not reflected in the plans I currently have such as reducing the number of residences to 72 from 80 and increasing the number of two bedroom units.

John Gaucher
Environmental Analyst 3
Office of Long Island Sound Programs

79 Elm Street
Hartford, CT 06106

Atty. Steven Struder came forward and said that a response was filed by his client. He said that one of the objection was to have the units to be ADA accessible, which is not possible on this site. Atty. Struder said that Mr. Gaucher did not have a vote and his opinion was irrelevant

He noted for the record that signs were posted on the property and copies of the mailing receipts were turned in.

Commissioner Riley said that Mr. Gaucher's letter said that there were 72 units. Atty. Struder said that the project was for 74 units.

Commissioner Freddino said that the Commissioners had not received a document from the City department.

After a brief consultation with his client, Atty. Struder came forward and said that his client had decided to continue the item and was willing to waive the 65 day rule.

(13-57) RE: 425 – 485 NORTH AVENUE & 133 EVERGREEN STREET – Petition of Victory Auto Sales – Seeking under Sec. 14-54 of the CT General Statutes a used car dealer license and an approval of location in a portion of the existing automotive wholesale and retail parts and supplies facility in an MU-LI zone.

Atty. Rizio came forward, greeted the Commission and submitted the receipts for mailing. He said that his client had purchased the Key Lincoln Mercury property. NAPA is located in the front store and the used auto dealer will be off on the side. Atty. Rizio submitted a number of photographs showing the site. Commissioner Riley noted that this was not a new used car lot, but a relocation.

Commissioner Freddino asked if the applicant was a tenant. Atty. Rizio said that the applicant was a tenant. She also asked about the fact that Key Merriam stored vehicles on a parcel on Evergreen. Atty. Rizio said that the owner did not purchase the Evergreen parcel.

Commissioner Phillips asked how many vehicles would be stored on the site. Atty. Rizio said that he believe that there would be 20-30 vehicles in the fenced off area.

Commissioner Riley 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 against the application. Hearing none, Commissioner Riley closed the public hearing on 425-485 North Avenue.

(13-59) RE: 16 – 46 COLUMBIA COURT – Petition of Bridgeport Neighborhood Trust - Seeking a special permit and a site plan review to permit the construction of a 6-unit 3-story apartment building in an R-C zone.

It was announced that this application would be deferred to October 28, 2013 per the request of the attorney.

(13-60) RE: 1793 – 1823 STRATFORD AVENUE – Petition of Bridgeport Neighborhood Trust - Seeking a special permit and a site plan review to permit the construction of a 3-story mixed use building with retail on the 1st floor and 30 one-bedroom apartments above in an OR zone.

Atty. Rizio came forward, introduced himself and said that he represented the applicant. He submitted the mailing receipts. Atty. Rizio then gave a brief overview of the area and said that this could include an independent grocery with housing above. The East End NRZ supports this applications.

The original plan had parking underneath the building, but after meeting with Mr. Guevara , the project was redesigned. The entrance will be on Freeman Street, and exit out on to Bishop.

Atty. Rizio said that the ZBA had already approved the variance. Atty. Rizio submitted a letter from the East End NRZ. He said taht they had worked with the Fire Marshal, the ZBA and various other agencies. It is consistent with the Master Plan.

Commissioner Walker said that he thought this would be wonderful to have on Stratford Avenue, but wondered about other sites that the City had not been able to utilize.

Commissioner Torres of the Bridgeport Neighborhood Trust came forward and said that the site was selected for a number of reasons. Two of the parcels were donated. There is more density in this part of the east end. The Trust has plans to construct other buildings and are working on creating a foundation for the Neighborhood trust for other projects.

Commissioner Phillips asked about the landscaping. She was told that the green areas on the site plan would be the required buffer, but no decision has been made as to what will be planted there. There will also be a second level patio space for the the residents.

Atty. Rizio said that he felt that this met all the requirements for a special permit.

Commissioner Riley 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 against the application. Hearing none, Commissioner Riley closed the public hearing on 1793 – 1823 Stratford Avenue.

(13-61) RE: 620 – 660 LINDLEY STREET – Petition of Kyle Pearson - Seeking a change of zone from an I-L to an OR-G to accommodate a mixed use development.

Atty. Rizio came forward said that the property on Lindley abuts the cemetery and said that there were construction facilities on the parcels. The owners have been approached by developers for mixed use. He said that the plan of Conservation and Development noted that this parcel was listed as Mixed Use. He said that it should be an OR-G parcel to be consistent with the neighborhood. Light Industrial is not consistent with the surrounding zones.

Commissioner Riley 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 against the application. Hearing none, Commissioner Riley closed the public hearing on 620 – 660 Lindley Street.

Commissioner Riley then closed the public hearing session at 9:51 p.m.

RECESS.

Commissioner Riley announced a recess at 9:51 p.m. He called the meeting back to order at 10:07 p.m.

DECISION SESSION.

13-64 - 8-24 Referral – Petition of the City of Bridgeport Office of Planning & Economic Development - Regarding the abandonment of city streets to facilitate the advancement of the Planned Development District #1.

**** COMMISSIONER PHILLIPS MOVED TO CONTINUE APPLICATION 13-64 - 8-24 REFERRAL – PETITION OF THE CITY OF BRIDGEPORT OFFICE OF PLANNING & ECONOMIC DEVELOPMENT - REGARDING THE ABANDONMENT OF CITY STREETS TO FACILITATE THE ADVANCEMENT OF THE PLANNED DEVELOPMENT DISTRICT #1 TO OCTOBER 15, 2013 AT 6:00PM TO ALLOW FOR PROPER NOTIFICATION.**

**** COMMISSIONER WALKER 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 MORTON 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 OCTOBER 28, 2013 AT 6:45PM AT THE ATTORNEY'S REQUEST.

**** 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 WALKER MOVED TO APPROVE 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 WITH THE FOLLOWING CONDITIONS:**

- 1. THE DEVELOPMENT OF THE SUBJECT PROPERTY SHALL BE IN STRICT ACCORD WITH THE PLANS SUBMITTED TO AND APPROVED BY THE COMMISSION.**
- 2. THE PETITIONER SHALL ADDRESS ALL CONCERNS OF THE CITY ENGINEER AS NOTED IN HIS LETTER OF 05/12/13.**
- 3. THE 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. THE PROJECT AS APPROVED WILL HAVE NO ADVERSE IMPACT ON THE COASTAL AREA.**
- 2. AS TO THE SITE PLAN REVIEW THE PROJECT IS IN COMPLIANCE WITH SEC. 14-2-1 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT.**

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 10/07/14.

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

D-1 (13-42) RE: 799 SYLVAN AVENUE – Petition of Joseph Toto/Parkview Commons - 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. WITHDRAWN 09/18/13.

Commissioner Riley stated that this application was withdrawn on 09/18/13.

D-2 (13-43) RE: 800, 810 SYLVAN AVENUE & 123 PARKVIEW AVENUE – Petition of Joseph Toto/Parkview Commons -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. WITHDRAWN 09/18/13.

Commissioner Riley stated that this application was withdrawn on 09/18/13.

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 MORTON MOVED TO CONTINUE APPLICATION 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 TO OCTOBER 28, 2013 AT THE RECOMMENDATION OF THE COMMISSION.**

**** COMMISSIONER FREDDINO SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

D-4 (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 FREDDINO MOVED TO CONTINUE APPLICATION D-4 (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 OCTOBER 28, 2013 PER ATTORNEY REQUEST TO PROPERLY PREPARE A REBUTTAL.**

**** COMMISSIONER POWLEY SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

(13-47) RE: 545 BREWSTER STREET – Petition of the City of Bridgeport Board of Education - Seeking a change of zone to R-C, a special permit, and a site plan review to permit the construction of a 2-1/2 story addition to the existing elementary school building located in an R-B zone.

**** COMMISSIONER WALKER MOVED TO APPROVE APPLICATION (13-47) RE: 545 BREWSTER STREET – PETITION OF THE CITY OF BRIDGEPORT BOARD OF EDUCATION - SEEKING A CHANGE OF ZONE TO R-C, A SPECIAL PERMIT, AND A SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 2-1/2 STORY ADDITION TO THE EXISTING ELEMENTARY SCHOOL BUILDING LOCATED IN AN R-B ZONE WITH THE FOLLOWING CONDITION:**

1.) WITH THE ZONE CHANGE EFFECTIVE, 10/07/13.

FOR THE FOLLOWING REASONS:

1. PROVIDES CHILDREN IN THE BLACK ROCK DISTRICT THE OPPORTUNITY TO COMPLETE THEIR ELEMENTARY EDUCATION IN AN UPDATED FACILITY, GRADES K THRU 8.

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

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 10/07/14.

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

(13-54) RE: 375 MAIN STREET – Petition of the Housing Authority of Bridgeport - Seeking a site plan review and a coastal site plan review to permit the construction of a mixed income community complex with 74-residential units, in an NCVD zone.

**** COMMISSIONER FREDDINO MOVED TO CONTINUE APPLICATION (13-54) RE: 375 MAIN STREET – PETITION OF THE HOUSING AUTHORITY OF BRIDGEPORT - SEEKING A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A MIXED INCOME COMMUNITY COMPLEX WITH 74-RESIDENTIAL UNITS, IN AN NCVD ZONE TO OCTOBER 28, 2013 AT 6:45PM AS THE RECOMMENDATIONS FROM THE OFFICE OF THE LONG ISLAND SOUND PROGRAM ANALYST HAS YET TO ARRIVE.**

**** COMMISSIONER PHILLIPS SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

(13-57) RE: 425 – 485 NORTH AVENUE & 133 EVERGREEN STREET – Petition of Victory Auto Sales – Seeking under Sec. 14-54 of the CT General Statutes a used car dealer license and an approval of location in a portion of the existing automotive wholesale and retail parts and supplies facility in an MU-LI zone.

**** COMMISSIONER WALKER MOVED TO APPROVE APPLICATION (13-57) RE: 425 – 485 NORTH AVENUE & 133 EVERGREEN STREET – PETITION OF VICTORY AUTO SALES – SEEKING UNDER SEC. 14-54 OF THE CT GENERAL STATUTES A USED CAR DEALER LICENSE AND AN APPROVAL OF LOCATION IN A PORTION OF THE EXISTING AUTOMOTIVE WHOLESALE AND RETAIL PARTS AND SUPPLIES FACILITY IN AN MU-LI ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. AN A-2 SURVEY SHALL BE PREPARED WITH THE AREA TO BE LICENSED CLEARLY INDICATED.**
- 2. THE MAXIMUM NUMBER OF VEHICLES TO BE DISPLAYED SHALL BE LIMITED TO 30.**
- 3. MOTOR VEHICLE CONDITIONS “D” ALSO APPLY TO THIS APPROVAL.**

FOR THE FOLLOWING REASONS:

- 1. THE PORTION OF THIS PROPERTY THAT IS THE SUBJECT OF THIS HEARING WAS A DISPLAY AREA FOR NEW AND USED VEHICLES SINCE THE 1940’s.**

**** COMMISSIONER FEDELE SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

(13-59) RE: 16 – 46 COLUMBIA COURT – Petition of Bridgeport Neighborhood Trust - Seeking a special permit and a site plan review to permit the construction of a 6-unit 3-story apartment building in an R-C zone.

This was deferred to October 28, 2013 at 6:45pm, per the Attorney’s request.

(13-60) RE: 1793 – 1823 STRATFORD AVENUE – Petition of Bridgeport Neighborhood Trust - Seeking a special permit and a site plan review to permit the construction of a 3-story mixed use building with retail on the 1st floor and 30 one-bedroom apartments above in an OR zone.

**** COMMISSIONER MORTON MOVED TO APPROVE APPLICATION (13-60) RE: 1793 – 1823 STRATFORD AVENUE – PETITION OF BRIDGEPORT NEIGHBORHOOD TRUST - SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 3-STORY MIXED USE BUILDING WITH RETAIL ON THE 1ST FLOOR AND 30 ONE-BEDROOM APARTMENTS ABOVE IN AN OR ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. LANDSCAPING ON SITE SHALL BE IN STRICT ACCORD WITH THE PLAN SUBMITTED TO AN APPROVED BY THE COMMISSION**
- 2. A \$2,500 BOND SHALL BE PRESENTED TO THE ZONING DEPARTMENT TO ENSURE THE SITE IS DEVELOPED IN ACCORDANCE WITH THE APPROVED PLAN.**

FOR THE FOLLOWING REASONS:

- 1. A LIGHT INDUSTRIAL USE OF THIS PROPERTY IS NO LONGER COMPATIBLE WITH THE SURROUNDING AREA.**
- 2. THE MUCH NEEDED REDEVELOPMENT OF THE SUBJECT PREMISES WILL IMPROVE THE QUALITY OF LIFE IN THIS AREA.**
- 3. USE OF THE SUBJECT PREMISES IS IN COMPLIANCE WITH THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT.**

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 10/07/14.

****COMMISSIONER PHILLIPS SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

(13-61) RE: 620 – 660 LINDLEY STREET – Petition of Kyle Pearson - Seeking a change of zone from an I-L to an OR-G to accommodate a mixed use development.

**** COMMISSIONER POWLEY MOVED TO APPROVE THE APPLICATION FOR (13-61) RE: 620 – 660 LINDLEY STREET – PETITION OF KYLE PEARSON - SEEKING A CHANGE OF ZONE FROM AN I-L TO AN OR-G TO ACCOMMODATE A MIXED USE DEVELOPMENT EFFECTIVE 10/07/13.**

FOR THE FOLLOWING REASONS:

- 1. THE CHANGE FROM I-L TO OR-G IS IN KEEPING WITH THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT.**

2. THE DEVELOPMENT OF THE SUBJECT PREMISES UNDER THE OR-G REGULATIONS WILL BE A SUBSTANTIAL IMPROVEMENT TO THE IMMEDIATE AREA.

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

MINUTES.

April 29, 2013.

**** COMMISSIONER TIAGO MOVED TO APPROVE THE MINUTES OF APRIL 29, 2013.
** COMMISSIONER PHILLIPS SECONDED.
** THE MOTION PASSED UNANIMOUSLY.**

RECESS.

**** COMMISSIONER POWLEY MOVED TO RECESS THE MEETING TO OCTOBER 15, 2013.
** COMMISSIONER FEDELE SECONDED.
** THE MOTION PASSED UNANIMOUSLY.**

The meeting recessed at 10:07 p.m.

Respectfully submitted,

Sharon L. Soltes
Telesco Secretarial Services