



**CITY OF BRIDGEPORT
PLANNING AND ZONING COMMISSION
REGULAR MEETING
MARCH 25, 2019**

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; Cesar Augusto Cordero, Thomas R. Fedele, Robert J. Filotei, Arturo R. Gravina-Hernandez, Carlos Moreno, Robert L. Morton, Reginald Walker

STAFF: Dennis Buckley, Planning and Zoning; Atty. Russell Liskov, City Attorney's Office

CALL TO ORDER.

Commissioner Riley called the meeting to order at 6:30 p.m. A quorum was present. He then introduced the Commissioners seated and reviewed the hearing protocols with those present.

(19-18) RE: 8-24 REFERRAL – Petition of the Office of Planning and Economic Development – Requesting under Sec. 8-24 of the CT General Statutes a favorable recommendation for the requisition of 1043, 1055, 1065, 1081, 1096, 1106, 1126 Stratford Ave and 604 Newfield Ave., and 66 Revere St.

Commissioner Phillips announced that Agenda Item 19-18 had been withdrawn.

D-2 (19-06) RE: 173 ATLANTIC STREET – Petition of Vi Home Corporation – Seeking a site plan review and a coastal site plan review to permit the construction of a 3-family dwelling in an NCVD zone and coastal area.

Commissioner Phillips announced that Agenda Item D-2 (19-06) had been deferred to April 22, 2019

(19-17) RE: 2115 SEAVIEW AVENUE – Petition of JCM Services, Inc. – Seeking a special permit & site plan review to permit the outdoor storage of construction equipment & materials, such as sand, mulch, crushed stone, top soil and process-based material in the IL zone.

Mr. Chris DeAngelis came forward. He explained that the applicant was not present. The Commission agreed to return to this item later in the meeting.

(19-16) RE: 305 KNOWLTON STREET – Seeking an adaptive re-use, a site plan review & a coastal site plan review to permit the establishment of a special event space in the existing vacant boat house in the MULI zone & coastal area.

Atty. John Knuff, of Hurwitz, Sagarin, Slossberg & Knuff, LLC, located in Milford, CT came forward and said that he was present to represent his client, Mr. Nicholson. Atty. Knuff turned in the green mailing cards. He then described the three buildings on the property. One building runs parallel to Knowlton Street, a second building was a boat house and is situated perpendicular to Knowlton. The third building is a storage building. He explained that 305 Knowlton is owned by the City as parking. He said that there were no residential units in the immediate area.

Atty. Knuff said his client, Mr. Nicholson would like to revitalize the boathouse as a special events venue. There will also be public access to the waterfront. Atty. Knuff said that Mr. John Gaucher had said that this was in accord with the CAM application. He added that this use fits in with the Bridgeport COPD and listed a number of positive benefits.

Commissioner Phillips confirmed that there was a letter dated March 14th from Mr. John Gaucher regarding 305 Knowlton Street in the file. Mr. Gaucher said that there had been a permit issues to a rowing club but if the club was no longer active, the in water structures should be removed. The new application is a non-water dependent use.

Atty. Knuff then read in the letter from Mr. Bill Coleman to Mr. Dennis Buckley dated March 22, 2019 into the record.

Dear Mr. Buckley:

I write to express the Economic Development Office's enthusiastic support for this adaptive reuse petition. The office has worked directly with Mr. Shiram Nicholson over the past several months as he has advanced his project concept. We find him to be credible and committed. Moreover, we find his proposed adaptive reuse to be exactly what we need to bring this riverfront to life.

As you know, this building at 305 is immediately adjacent to city-owned public open space located along the Pequonnock River. We are excited about the opportunity to work with Mr. Nicholson to create complementary development on our site: including public art installations, public waterfront access features (including a dock and a possible kayak launch), and expanded parking.

This proposal further restores a beautiful historic building, enhances public use of the waterfront, and brings much needed private investment and economic activity to the East Side. We urge the Planning and Zoning Commission's approval. Thank you.

Sincerely,
Bill Coleman
Deputy Director.

Mr. Nicholson then came forward to address the Commission. He said that the building was from the 1860's and on the waterfront. In the main building, the artists are creating. This space would be used to bring more attention to the waterfront.

Atty. Knuff said the only construction that would be done would be the walkway.

Commissioner Filotei asked how many people would be in the building. Mr. Nicholson said there could be between 100-150. He then reviewed then number of parking spaces available on the City lot and said that if there was a very large event, they would use valet parking and utilize some other nearby vacant lots.

Commissioner Fedele asked what kind of events would be held there. Mr. Nicholson said along with birthday parties and weddings, he also organizes corporate events.

Commissioner Filotei asked if there would be caterers. Mr. Nicholson said that they would use caterers.

Commissioner Phillips asked how many parking spaces were available. Mr. Nicholson pointed out the property line runs along the building's wall. All the parking would be on the City lot. There is room for 50 spaces.

Commissioner Riley asked if Atty. Knuff was aware of the Fire Marshal's comments. Atty. Knuff said that he was and that the Fire Marshal was working with the current owner to address the Fire Marshal's concerns.

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

Atty. Tyisha Toms came forward and said that the City has agreed to an 10 year easement. She said that the City did not want a conditional approval. She explains that in adaptive reuses, they could deviate from the original project.

Commissioner Riley asked if there was anyone opposed to the application. Hearing none, he closed the public hearing on Agenda Item 19-16.

D-1 (19-01) RE: 1044 BROOKLAWN AVENUE – Petition of Vitro’s LLC – Seeking an approval of location to permit a package store use and the issuance of a package store liquor license in an OR zone.

Atty. Charles Willinger came forward and said that he was representing the owner of 1044 Brooklawn Vitro's LLC, owned by Michael Defilippo. This was built 62 years ago. He said that they were presenting under the new regulations 12-10-A, which was just approved. He turned in the certified mailing receipts.

Atty. Willinger said that due to the timing issue, the application must be heard and voted on tonight. He said that there is a small retail shopping center on the site. There are three active businesses and one vacancy. The vacant store is small 1,4090 square feet, and this would be a neighborhood package store. When Mr. Defilippo purchased the shopping center, it was tired and he has upgraded the building.

Under the new amendment, there is a requirement that the store be located at least 750 feet from the sensitive uses. He then displayed a map showing where the sensitive uses were located and the measurements associate with those locations.

Atty. Willinger said that there were no department reports. He then handed out copies of section 10-12. All uses other than a restaurant use, need a certificate of approval of location. He said that the use was compatible. This would be a package store in an OR zone and it is addressed on page 49 of the COPD. This will support small local businesses. Another goal is to encourage young people to do business in Bridgeport.

The surrounding area is all fully developed and nothing that this store would impair the area. This use has no detrimental impact to the neighborhood. The store was actually open for four months and there was no incidents of any kind. This use will not adversely impact property values. It has been there for 62 years and the block behind the building is vacant.

RECESS

Chairman Riley announced a brief recess at 7:14 p.m. He reconvened the meeting at 7:20 p.m.

Atty. Willinger said that Testo's Pizza and Grill was right across the street and there was another pizza place just south of the strip mall. Another standard listed was whether the package store would be destructive to other areas. Atty. Willinger said that it was open for four months without a problem. An OR zone was created to allow small businesses.

Atty. Willinger said that he was submitting a packet of 8 letters in support from 2104 and 2015 from surrounding businesses. Atty. Willinger said that he tried to get updated letters, but was only able to get two letters from supporters, St. Margaret's Shrine and Little Blessings Day Care. He said that this reiterates the fact that the neighbors are comfortable with the use.

Atty. Willinger said that he believes that Mr. Defilippo meets or exceeds all the requirements. However, there is opposition from businesses in Fairfield, which started 4 years ago.

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

Council Member AmyMarie Vizzo-Paniccia (134th District) came forward and said that she was present to speak in support and had been present back in 2015 to support this business application. As a small business owner herself, competition works well. She said that while box stores offer a wide range of items, they don't offer the customer service. Bridgeport needs to have small businesses and the City will hurt itself by forcing small businesses out. She said that she knew the Vitro family and felt that the businesses were always run professionally. She said that she hoped that the Commission would allow Mr. Defilippo to open up his business.

Commissioner Riley asked if there was anyone opposed to the application.

Atty. Joel Green of Green and Gross came forward and said that he was present on behalf of a number of package stores in the area. Atty. Green then listed a number of package stores that were in opposition.

He said that as he had pointed out that the competition argument was a flawed argument. Since the State Liquor Commission sets the prices for liquor, so the package stores can only lower their prices to a base price. The profit margin is very small.

Atty. Green said that the Commission should deny the application because the applicant has failed to meet the standards. He said that the applicant did not fully assemble the facts that the property values would not be impacted. There was no real estate appraisal or agent who testified. He added that there were no traffic studies.

Atty. Green said that presenting letters that had been submitted were from the Zoning Board of Appeals and that he wondered whether it was fair to use those letters with the Planning and Zoning Board.

Atty. Green said that he had previously asked the Commission to clarify their definition of "entrance". He said that the store had a back door and it was only 729 feet from St. Margaret's Shrine.

Commissioner Fedele pointed out that there was a package store that had been in business for close to 100 years near Stop and Shop. There were no problems. Atty. Green said that he couldn't speak to other situations but the Commission must consider the application in terms of the standards.

Commissioner Phillips said that while the business has a back door, the public can not enter or leave through the back door because it is not a public entrance.

Atty. Green replied that while in Norwalk, the distance is measured in the roads one must travel to get to the store. However, this was measured from entrances.

Commissioner Riley asked if there was anyone else present who wished to speak in opposition. No one else came forward.

Atty. Willinger said that Atty. Green had stated that the clients do not want more liquor stores. However, the number of liquor stores in a town is determined by the State.

The traffic volume are not determined by the Commission but by the State.

Atty. Willinger then said that the entrance for the store was clearly marked for the customers.

(19-17) RE: 2115 SEAVIEW AVENUE – Petition of JCM Services – Seeking a special permit & site plan review to permit the outdoor storage of construction equipment & materials, such as sand, mulch, crushed stone, top soil and process-based material in the IL zone.

Mr. Chris Bristol came forward and introduced himself. He then turned in the mailing receipts. Mr. Bristol said that he had heard from some neighbors involved with the NRZ, They have some concerns, so Mr. Bradley requested to defer the item for a month.

RECESS

Commissioner Riley announced a recess at 7:51 p.m. He then reconvened the meeting at 8:00 p.m.

19-15 RE: REVISED MASTER PLAN OF CONSERVATION & DEVELOPMENT – Petition of OPED – Seeking an approval of the draft of the Master Plan of Conservation and Development dated 2/12/19.

Ms. Haig came forward and said that two months ago they had come before the Commission with a very rough draft of the Plan of Conservation and Development (POCD). Mr. Dean Mack came forward and gave a brief introduction including how the document includes the community values, was created in partnership with Bridgeport residents, establishes a vision and strategies to achieve that vision for the next 10 to 20 years, guided zoning regulations and application and is required by State Law to be updated every 10 years.

In order to reach out to the residents, the staff reached out to the public at pop up events and spoke with 571 individuals. There was also an online survey with 1,115 responses, 38 stakeholder organization interviews and six Thematic Citywide meetings. There were also, 3,170 visits for the PlanBridgeport.com site.

The plan is organized differently such as the chapter on Equity, which addresses diversity in housing, health services and various other topics.

- **Livable City** – This principle is focused on having an active, vibrant city where both the businesses and the residents thrive.

- **Robust Economy** – This principle was targeted at encouraging businesses to grow in Bridgeport, including the smaller businesses that have limited production or distribution.

- **Equitable City** – The City should move towards have equitable opportunities and policies for all.

- **Healthy Community** - Mr. Mack said that this was a new type of chapter in the Plan. The staff worked with the Health Department and focused on encouraging generally healthier life styles for Bridgeport residents.

- **Nature** – This principle talks about protecting water and air, which would include estuaries like Ash Creek. The focus is also on educating Bridgeport's youth on nature in the City.

- **Regional Center** -- Bridgeport is an important city in the area and should take up the leadership role for the State. This will include the tri-state area and will include partnering with other organizations.

Mr. Mack then spoke about the Implementation Matrix, which was included in the packet. He also indicated that the online format will have the ability to be sorted by additional goals such as infrastructure, resilience or waterfront.

The online form will show the progress toward achieving the goals and strategies along with E additional metrics for Priorities.

Mr. Mack then distributed copies of the proposed amendments to Plan Bridgeport resulting from City Council ECDCE Committee amendments.

Ms. Haig said that she was presenting the Master Plan of Conservation and Development (POCD) to the Commissioners with the following amendments:

PROPOSED AMENDMENTS TO PLAN BRIDGEPORT

RESULTING FROM CITY COUNCIL

ECDE COMMITTEE AMENDMENTS:

1. Page 16, Goal 1, Strategy 12: replace existing Strategy “Work with federal and state delegation to advocate for construction of Barnum Station” with “Work with GBT and Board of Education to best support student transportation.”
2. Page 16, Goal 3, Strategy 6: add ‘streetscapes’ to now read “Prioritize Safe Routes to School for lighting improvements, sidewalk repair, streetscapes, and other infrastructure improvements.”
3. Page 68, #1.3.6, Action 2: add ‘with youth input’ to now read “Develop appropriate Safe Routes with youth input and designate them as such.”
4. Page 26, Goal 5, Strategy 4: reword to say “Support the continued environmental clean-up and reuse of the Remington Woods/Lake Success Property in ways that advance the conservation of, and access to, this urban forest.”
5. Page 51, 4th paragraph, last sentence: delete ‘while also generating opportunities for economic development’ so the sentence now reads “Significant areas, such as the Remington Woods/Lake Success Property, present the city with a chance to increase its publicly accessible open space and protected natural habitat.”
6. Page 60, Goal 2, Strategy 5: delete ‘, and Lake Success Eco-Business Park’ to now read “Focus on regional marketing of large underutilized or undeveloped sites for potential corporate campus or innovation center development. (Especially 889 Barnum Avenue and GE’s Boston Avenue site)
7. Page 62, Goal 8, Strategy 6: reword to say “Coordinate with neighboring and regional planning bodies to advance the clean-up and reuse of the Remington Woods/Lake Success Property as a regional site that has a significant urban forest component.”
8. Page 53, Goal 3, Strategy 4: add new Strategy “Work in partnership with the owner of the Remington Woods/Lake Success Property, together with interested conservation groups such as the Trust for Public Land, to advance the environmental clean-up and reuse of this site in ways that may advance the preservation of, and public access to, the urban forest in this area.”
9. Page 67, add #1.1.12: (new Strategy) 1. Work with GBT and Board of Education to best support student transportation; OPED; BOE, GBT, Youth;

short-term; Action 1: Convene discussion of parties as to issues; Action 2: Devise possible solutions. (links to #1 above)

10. Page 67, #1.3.6: add ‘streetscapes’ to now read “Prioritize Safe Routes to School for lighting improvements, sidewalk repair, streetscapes, and other infrastructure improvements.” (links to #2 above)

11. Page 46, Goal 10, Strategy 1: add ‘streetscapes’ to now read “Prioritize Safe Routes to School for lighting improvements, sidewalk repair, streetscapes, and other infrastructure improvements.” (links to #2; same strategy in different chapter)

12. Page 92, #4.10.1: add ‘streetscapes’ to now read “Prioritize Safe Routes to School for lighting improvements, sidewalk repair, streetscapes, and other infrastructure improvements.” Action 2: add ‘with youth input’ to now read “Develop appropriate Safe Routes with youth input and designate them as such.” (links to #11 above; same strategy in different chapter)

13. Page 74, #2.5.4: reword to say “Support the continued environmental clean-up and reuse of the Remington Woods/Lake Success Property in ways that advance the conservation of, and access to, this urban forest.” (links to #4 above)

14. Page 101, #6.2.5: delete ‘, and Lake Success Eco-Business Park’ to now read “Focus on regional marketing of large underutilized or undeveloped sites for potential corporate campus or innovation center development. (Especially 889 Barnum Avenue and GE’s Boston Avenue site) (links to #6 above)

15. Page 103, #6.8.6: reword to say “Coordinate with neighboring and regional planning bodies to advance the clean-up and reuse of the Remington Woods/Lake success property as a regional site that has a significant urban forest component.” (links to #7 above)

16. Page 96, add #5.3.4: (new Strategy) 1. Work in partnership with the owner of the Remington Woods/Lake Success Property, together with interested conservation groups such as the Trust for Public Land, to advance the environmental clean-up and reuse of this site in ways that may advance the preservation of, and public access to, the urban forest in this area; OPED; Property Owner, Non-Profits; mid-term; Action 1: Maintain communication with property owner on remediation efforts and site reuse ideas; Action 2: Convene discussion with conservation groups and property owner regarding additional reuse options. (links to #8 above).

Commissioner Riley said that this was an excellent presentation.

Ms. Haig was asked why there was two public hearings. She explained that they were not obligated to have the public hearings but wanted the public to have input.

Commissioner Phillips thanked Ms. Haig for all the time that they had put into the Plan and making sure that everyone had as much input as possible.

Commissioner Filotei asked who would be monitoring. Ms. Haig said that she would be doing it. This is why they want the website to continue so that people could go and see the results.

Commissioner Riley then asked if anyone wished to comment on the COPD.

A High School Junior came forward and said that he was present on March 18th and was able to get some of the amendments for the POCD involving sidewalks and streetscapes through. The students walk the streets and the City needs to work with the BOE on the most popular routes that the students take.

Another student came forward and spoke about the various routes that the high school students take to walk to the high schools. She said that there were a number of students who had to travel to school and related the information to the Commission about the various responses.

Another Bridgeport resident came forward and made her comments to the Commission in Spanish. These were translated by her companion. She spoke about the transportation needs of the students. She said that she has been a Bridgeport resident for almost 2 years and supported the sidewalk renovations. She asked the commission that they work on Safe Routes to School and repairing the street lights.

Ms. Beth Lazar of 1241 Main Street, Bridgeport, came forward to speak about Remington Woods, She said that she was in favor of most the document but that she wanted them to remove the language regarding the Lake Success Eco-Business Park. Ms. Lazar said that she does not want Remington Woods developed and it should remain in its natural state. She then listed the various animals that live in the 419 acre woods. She said that the Plan contradicts itself by stating that it was supporting development of the Remington Woods. She said that the Remington Woods was not a brown field. It was a living entity. For environmental reasons, she opposed the development of Remington Woods. She spoke about the number of vacant office space in Fairfield County and suggested that this was

Commissioner Riley closed this portion of public comment and announced that it would be continued on April 27th.

RECESS

Commissioner Riley announced a recess at 8:42 p.m. He reconvened the meeting at 8:45 p.m.

DECISION SESSION

(19-18) RE: 8-24 REFERRAL – Petition of the Office of Planning and Economic Development – Requesting under Sec. 8-24 of the CT General Statutes a favorable recommendation for the requisition of 1043, 1055, 1065, 1081, 1096, 1106, 1126 Stratford Ave and 604 Newfield Ave., and 66 Revere St.

This item was withdrawn.

D-2 (19-06) RE: 173 ATLANTIC STREET – Petition of Vi Home Corporation – Seeking a site plan review and a coastal site plan review to permit the construction of a 3-family dwelling in an NCVD zone and coastal area.

This item had been previously deferred to April 22, 2019.

D-1 (19-01) RE: 1044 BROOKLAWN AVENUE – Petition of Vitro’s LLC – Seeking an approval of location to permit a package store use and the issuance of a package store liquor license in an OR zone.

**** COMMISSIONER PHILLIPS MOVED TO APPROVE D-1 (19-01) RE: 1044 BROOKLAWN AVENUE – PETITION OF VITRO’S LLC – SEEKING AN APPROVAL OF LOCATION TO PERMIT A PACKAGE STORE USE AND THE ISSUANCE OF A PACKAGE STORE LIQUOR LICENSE IN AN OR ZONE WITH THE FOLLOWING CONDITIONS:**

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

FOR THE FOLLOWING REASONS:

- 1. THE PLAN AS APPROVED COMPLIES WITH ALL SIX (6) REGULATION REQUIREMENTS FOR AN APPROVAL OF LOCATION.**
- 2. THE PROJECT COMPLIES WITH THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT.**

**** COMMISSIONER GRAVINA-HERNANDEZ SECONDED.**

Commissioner Phillips reviewed the four standards with the Commissioners. There was no one present from the general public in opposition. The only opposition was from the other package store owners. She also pointed out that the business had previously been established.

**** THE MOTION PASSED UNANIMOUSLY.**

(19-16) RE: 305 KNOWLTON STREET – Seeking an adaptive re-use, a site plan review & a *coastal site plan review to permit the establishment of a special event space in the existing vacant boat house in the MULI zone & coastal area.

**** COMMISSIONER PHILLIPS MOVED TO APPROVE AGENDA ITEM (19-16) RE: 305 KNOWLTON STREET – SEEKING AN ADAPTIVE RE-USE, A SITE PLAN REVIEW & A *COASTAL SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A SPECIAL EVENT SPACE IN THE EXISTING VACANT BOAT HOUSE IN THE MULI ZONE & COASTAL AREA WITH THE FOLLOWING CONDITIONS:**

1, THE ENTIRE FACILITY SHALL BE BROUGHT UP TO CURRENT FIRE AND BUILDING CODES PRIOR TO THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A CERTIFICATE OF OCCUPANCY ISSUED BY THE CITY OF BRIDGEPORT BUILDING DEPARTMENT.

2. THE PETITIONER SHALL COMPLY WITH ALL RECOMMENDATIONS OF THE ENVIRONMENTAL ANALYST OF THE STATE OF CT STATED IN HIS EMAIL DATED MARCH 20, 2019.

FOR THE FOLLOWING REASON:

THE PROJECT AS APPROVED COMPLIES WITH THE ADAPTIVE REUSE STANDARDS OF SEC. 12-15, AS WELL AS THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5.

***THIS COASTAL SITE PLAN APPROVAL, AS REQUIRED UNDER SEC. 14-3-4 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT, CT SHALL EXPIRE ON APRIL 1, 2020.**

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

(19-17) RE: 2115 SEAVIEW AVENUE – Petition of JCM Services – Seeking a special permit & site plan review to permit the outdoor storage of construction

equipment & materials, such as sand, mulch, crushed stone, top soil and process-based material in the IL zone.

**** COMMISSIONER WALKER MOVED TO CONTINUE AGENDA ITEM (19-17) RE: 2115 SEAVIEW AVENUE – PETITION OF JCM SERVICES – SEEKING A SPECIAL PERMIT & SITE PLAN REVIEW TO PERMIT THE OUTDOOR STORAGE OF CONSTRUCTION EQUIPMENT & MATERIALS, SUCH AS SAND, MULCH, CRUSHED STONE, TOP SOIL AND PROCESS-BASED MATERIAL IN THE IL ZONE TO APRIL 22, 2019.**

**** COMMISSIONER MORENO SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

19-15 RE: REVISED MASTER PLAN OF CONSERVATION & DEVELOPMENT – Petition of OPED – Seeking an approval of the draft of the Master Plan of Conservation and Development dated 2/12/19.

This item will remain open until April 22, 2019.

APPROVAL OF MINUTES

FEBRUARY 25, 2019.

**** COMMISSIONER CORDERO MOVED TO APPROVE THE MINUTES OF FEBRUARY 25, 2019.**

**** COMMISSIONER MORENO SECONDED.**

**** THE MOTION TO APPROVE THE MINUTES OF FEBRUARY 25, 2019 AS SUBMITTED PASSED WITH EIGHT (8) IN FAVOR (RILEY, FILOTEI, WALKER, MORTON, MORENO, CORDERO, GRAVINA AND FEDELE) AND ONE (1) ABSTENTION (PHILLIPS).**

CONSENT AGENDA

The following items were presented to the Commissioners as the Consent Agenda:

CA-1 RE: 2596 EAST MAIN STREET – Requesting to waive the public hearing requirement under Sec. 14-54 of the CT. General Statutes and issue an amended certificate of approval of location for a DMV general repairer’s license under new ownership in an OR zone.

CA-2 RE: 10 BOSTON AVENUE – Seeking an extension-of-time for a coastal site plan review for the location for a new car dealership and the issuance of a new motor vehicle license approved on 04/30/18 and to expire 05/07/19.

CA-3 RE: 330 (aka 386 WATER STREET – Seeking an extension-of-time for a coastal site plan review to permit the construction of a high-speed ferry terminal facility, approved on 04/30/18 and expires on 05/07/19.

CA-4 RE: 62 & 80 CHERRY STREET, 1325 & 1341 RAILROAD AVENUE, 375 & 437 HOWARD AVENUE – Seeking a 5th (and final) extension of time for the special permit approved on May 14, 2014 for the 65,198-sq. ft. school facility with a 21,190-sq. ft. dormitory, as well as the normal school related facilities in an I-L zone.

CA-5 RE: 330 MYRTLE AVENUE – Seeking a 4th 1-year extension of time for the special permit approved on 02/23/15 to permit the redevelopment of city block 524 into a mixed-use complex consisting of residential and retail uses in a NCVD zone.

**** COMMISSIONER WALKER MOVED TO APPROVE THE FOLLOWING CONSENT AGENDA ITEMS:**

CA-1 RE: 2596 EAST MAIN STREET – APPROVAL TO WAIVE THE PUBLIC HEARING REQUIREMENT UNDER SEC. 14-54 OF THE CT. GENERAL STATUTES AND ISSUE AN AMENDED CERTIFICATE OF APPROVAL OF LOCATION FOR A DMV GENERAL REPAIRER’S LICENSE UNDER NEW OWNERSHIP IN AN OR ZONE WITH MOTOR VEHICLE CONDITIONS “D” AS WELL AS ALL PREVIOUS CONDITIONS ESTABLISHED FOR THE PRIOR OWNER(S).

CA-2 RE: 10 BOSTON AVENUE – APPROVAL OF EXTENSION-OF-TIME FOR A COASTAL SITE PLAN REVIEW FOR THE LOCATION FOR A NEW CAR DEALERSHIP AND THE ISSUANCE OF A NEW MOTOR VEHICLE LICENSE APPROVED ON 04/30/18. THE NEW EXPIRATION DATE OF THE SPECIAL PERMIT HAS BEEN ESTABLISHED AS MAY 7, 2020.

CA-3 RE: 330 (AKA 386 WATER STREET – APPROVAL OF EXTENSION-OF-TIME FOR A COASTAL SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A HIGH-SPEED FERRY TERMINAL FACILITY, APPROVED ON 04/30/18. THE NEW EXPIRATION DATE OF THE COASTAL SITE PLAN REVIEW HAS BEEN ESTABLISHED AS MAY 7, 2020.

CA-4 RE: 62 & 80 CHERRY STREET, 1325 & 1341 RAILROAD AVENUE, 375 & 437 HOWARD AVENUE – APPROVAL OF THE 5TH (AND FINAL) EXTENSION OF TIME FOR THE SPECIAL PERMIT APPROVED ON MAY 14, 2014 FOR THE 65,198-SQ. FT. SCHOOL

FACILITY WITH A 21,190-SQ. FT. DORMITORY, AS WELL AS THE NORMAL SCHOOL RELATED FACILITIES IN AN I-L ZONE. THE NEW EXPIRATION DATE OF THE SPECIAL PERMIT HAS BEEN ESTABLISHED AS MAY 14, 2020.

CA-5 RE: 330 MYRTLE AVENUE – APPROVAL OF THE 4TH 1-YEAR EXTENSION OF TIME FOR THE SPECIAL PERMIT APPROVED ON 02/23/15 TO PERMIT THE REDEVELOPMENT OF CITY BLOCK 524 INTO A MIXED-USE COMPLEX CONSISTING OF RESIDENTIAL AND RETAIL USES IN A NCVD ZONE. THE NEW EXPIRATION DATE OF THE SPECIAL PERMIT HAS BEEN ESTABLISHED AS MARCH 14, 2020.

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

ADJOURNMENT

**** COMMISSIONER WALKER MOVED TO ADJOURN.
** COMMISSIONER MORTON SECONDED.
** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 9:05 p.m.

Respectfully submitted,

S. L. Soltes
Telesco Secretarial Services