



PLANNING AND ZONING COMMISSION
MAY 28, 2013
MEETING MINUTES
CITY OF BRIDGEPORT

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

ATTENDANCE: Anne Pappas Phillips, Acting Chair; Reginald Walker, Acting Secretary;
Tom Fedele, Bob Filotei, Joe Tiago, Edgar Rodriguez, Edwin Scott
Powley

STAFF: Dennis Buckley, Zoning Officer; Assistant City Atty. Ed Schmidt

CALL TO ORDER

Commissioner Phillips called the meeting to order at 6:50 p.m. A quorum was present. Commissioner Phillips introduced the Commissioners seated. She announced that Commissioner Walker would be the Acting Secretary for the meeting.

(13-31) RE: 8-24 REPORT – Petition of the City of Bridgeport Office of Planning and Economic Development (OPED) - Requesting under Sec. 8-24 of the CT. General Statute a favorable recommendation for the discontinuance of a portion of School Street in an OR and R-C zones.

A staff member came forward and greeted the Commission. He then reviewed the request for the discontinuation of School Street because of renovations to Black Rock School. He then distributed copies of a map to the Commissioners that outlined the school property and the area that was involved in the application request. The current drop off/pick up traffic pattern was then discussed. Making the street into a cul de sac would provide a greater degree of safety for the students.

Concerns of the local business owners have been addressed and copies of the emails were then distributed. The staff member then spoke about the easements that had been prepared and were included in the email on the second page. The City Engineer has reviewed the proposed cul-de-sac and his comments have also been addressed. He concluded by saying this was part of the after school program and requested the Commission give the project a favorable recommendation.

There were no questions from the Commission and no one present to speak in favor or against the issue. Commissioner Phillips then closed the public hearing on Agenda Item 13-31 regarding the discontinuation of School Street.

(13-37) 8-24 Report – Petition of the City of Bridgeport Office of Planning and Economic Development (OPED) - Requesting under Sec. 8-24 of the CT. General Statute a favorable recommendation for the sale/disposition of two (2) commercial lots in an OR-G zone.

A brief discussion followed about the legal notice regarding whether the City was selling the parcel or acquiring them. Mr. Buckley came forward and explained that there were two separate applications: 13-37, which involved two lots, and 13-38, which involved 11 parcels. Because they were received in the Zoning Department Office as two separate applications, they were subsequently listed as two separate applications.

Mr. Max Perez of OPED came forward and stated that the two lots listed in the application were to be acquired, not sold. Commissioner Phillips then replied that due to the fact that the public notice stated the two lots were to be sold rather than acquired, the application would have to be held over to next month's meeting.

(13-38) 8-24 Report – Petition of the City of Bridgeport Office of Planning and Economic Development (OPED) - Requesting under Sec. 8-24 of the CT. General Statute a favorable recommendation for the sale/disposition of eleven (11) commercial lots, eight (8) in the DVD-CORE zone and three (3) in the I-L zone.

Mr. Max Perez of OPED came forward and greeted the Commissioners. He then described where the parcels were located and explained that this project was part of Economic Development's plan. One of the parcels had the WPCA water pump station, which is no longer in service, located on it. Mr. Perez then asked if the Commission had any questions on the application.

Commissioner Phillips then asked if there was anyone present who wished to speak in favor or against the application. Hearing none, Commissioner Phillips closed the hearing on Agenda Item 13-38 regarding the sale/disposition of 11 commercial lots by the City of Bridgeport.

(13-32) RE: TEXT AMENDMENT – – Petition of the City of Bridgeport Office of Planning and Economic Development (OPED) - Seeking to amend Sec. 6-3-4, add a new Sec. 6-3-8, and add agriculture/farming in Table 2-A.

Mr. David Kooris, the OPED Director, came forward and greeted the Commission. He said that this was a straight forward request and explained that currently, the Agricultural included items such as resource extraction and mining. He said that the changes in the definition would allow for items such as indoor agricultural businesses and provides the City with one more tool for using under utilized industrial zoned sites.

Commissioner Phillips asked for examples of this type of use. Mr. Kooris said that this amendment had been specifically requested and that there were multiple operators of various sites and that this would facilitate their involvement. Discussion followed.

There was some question regarding the fact that the Section was listed as “Sec. 6-3-4” and “Sec. 6-3-8” rather than “Sec. 6.3.4” and “Sec. 6.3.8”. Mr. Kooris said that these sections were listed on the Use Tables on pages 6-9.

Commissioner Phillips then asked if there was anyone present who wished to speak in favor or against the application.

A gentleman came forward and stated that he was the Chief Officer for a Bridgeport company and wished to state that he supported the amendment change. He then spoke about commercial greenhouses that would have no less than 36 employees and provide produce to restaurants. This would also allow the group to produce farm produce to lower income residents. This would be a for profit business and would be requesting a 4,000 square foot retail center. Discussion about the details followed.

There were no other members of the public wished to comment at this time.

Mr. Kooris concluded by saying there were other similar projects that were being considered for the City. This amendment would facilitate the City being able to work with private partners, who for the most part are for profit entities.

Commissioner Phillips then read out a document from the Bridgeport Regional Conference regarding this amendment, which stated that this amendment would not have any impact on the region.

CONTINUED ITEMS

C-1 (13-15) RE: 880 BROAD STREET – Petition of Independent Outdoor III, LLC - Seeking a special permit and a site plan review to permit the installation of an electronic (billboard) outdoor advertising sign in a DVD-TOD zone.

Mr. Buckley, the Zoning Official, came forward and explained that last month, the item had been tabled for additional information regarding the State statute. Mr. Buckley said Atty. Willinger had provided him with copies of the statute regarding the set backs from highways, and other items. However, the statute addresses municipalities with a specific population. Bridgeport exceeds the population criteria and therefore the distance requirements do not apply for the 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.

Mr. Buckley, the Zoning Official, came forward and explained that the attorneys involved in the application had requested that this application be continued to the next agenda in order for the petitioner to be able to provide the Commission with the revised plans that are in keeping with the recommendation from the Office of Long Island Sound Programs.

OUR FILE C-3 (13-23) RE: 10 BOSTON AVENUE – Petition of 10 Boston Avenue - 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.

Mr. Buckley, the Zoning Official, came forward and explained that the applicant had requested that this application be continued to the next agenda in order for the petitioner to be able to provide the Commission with the revised plans that are in keeping with the recommendation from the Office of Long Island Sound Programs.

NEW BUSINESS.

(13-33) RE: 170 HERBERT STREET – Petition of Byrne Woodworking - Seeking a special permit and a site plan review and a coastal site plan review to permit the construction of a 2,875 sq. ft. 2-story addition to the existing commercial building in an I-L zone and coastal area.

Atty. Raymond Rizio came forward and greeted the Commission. He said that this was a straight forward application. Byrne Woodworking has been located in Bridgeport for a number of years. He then described where the business was located between River Street and North Avenue.

Phil, a neighboring business owner, came forward and said that Byrne Woodwork was a high-end custom woodworking business.

Atty. Rizio then displayed the site plans and indicated where the two story addition would be located. There were some concerns expressed by the ZBA about the area that were part of their conditions of approval. There will be no sales or showroom. The only people on site will be the employees. He also reviewed the traffic flow.

When asked if there would be additional traffic, Atty. Rizio said that most of the employees did not drive their cars to work. He then pointed out that there was very little room for parking on the street.

Commissioner Phillips asked about changes to the building. Atty. Rizio then indicated where the addition would be on the site plans. He added that there was an email from Mr. John Gaucher indicating that he had no comment. This application was supported by the neighbors.

Commissioner Phillips asked about the landscaping. Atty. Rizio said that any landscaping that would be required would reduce parking. The area is industrial and there is no room.

Commissioner Phillips then asked if there was anyone present who wished to speak in favor or against the application. Hearing none, Commissioner Phillips closed the hearing on Agenda Item (13-33) RE: 170 Herbert Street.

(13-34) RE: 340 – 344 BREWSTER STREET– Petition of Brewster Street Partners, LLC - Seeking a subdivision of an existing 27,506 sq. ft. lot into two (2) residential lots in an R-A zone and coastal area.

Atty. Rizio came forward and greeted the Commission. He said that this property had gone through a number of zone changes and caused conflict within the community. The applicant had worked with the NRZs to come up with a plan.

He said that the property had a home on it on the front lot. The rear lot is now the parcel that the applicant is requesting permission to subdivide. The application has gone before the ZBA. Atty. Rizio then displayed a site plan and explained how the subdivision would be parceled out. The two new lots would be large with a shared driveway. There would not be any additional curb cuts, and it would remain as single family dwellings. He then displayed the landscaping plan.

Commissioner Phillips asked about the shared driveway. Atty. Rizio said that there would need to be easements. The applicant negotiated with the neighbors regarding the easements. A copy of the ZBA waiver with the conditions of approval was included in the application packet. There would be landscaping strips on both sides of the driveway. Mr. David Barber, an NRZ member and architect, helped to create the landscape buffers.

Commissioner Phillips asked about a gravel driveway. Atty. Rizio said that this had been proposed at one point, but that Engineering would not allow a gravel driveway.

Atty. Rizio said that his client had agreed to post a \$150,000 bond for approval. He then spoke about the improvements to the Historic District. He reiterated that this was not a special permit application but a subdivision application and as long as it meets the subdivision regulations with the variance in place, the application should be approved. Atty. Rizio then submitted copies of the letter of intent to the Commission. The letter stated that this project would help preserve the single family nature of the neighborhood, help with the residential neighborhood and accomplish the development of the property. He then requested that the Commission grant the application.

Commissioner Phillips asked about the memo regarding water retention. Atty. Rizio said that the developer was will to satisfy all the conditions regarding water run off.

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

Mr. Joseph Ianniello, of Congress Street came forward and said that he was the president of the Black Rock NRZ. He said that the NRZ supports the project with the letter of intent and describes the development of the two properties on Brewster Street. Mr. Ianniello then outlined the history of the project and gave an overview of the discussions with the NRZ that resulted in the letter of intent.

A resident of Grovers Avenue came forward and said that he was the chairman of the subcommittee for the Black Rock NRZ. He said that there were a number of people who were not present at the meeting, and named them, and said that these people were in favor of the project. He then submitted a letter in support of the project to the Commission.

Commissioner Phillips said that she had a number of letters in support of the project, also, which should be included in the record.

The resident then went on to speak at length about the project and the potential renovation of the house on the property.

Council Member Steven Stafstrom came forward and said that both he and the other representative from Black Rock, Council Member Susan Brannelly, were in favor of this project. He said that this project had gone through the process and would be beneficial to the area.

A resident who lives across the street from the house came forward and said that she was in favor of the application.

Commissioner Phillips then asked if there was anyone present who wished to speak in opposition to the application.

Mr. Robert Foley came forward and said that he believed that there were numerous people against the proposal. He sited things such as soil erosion, water issues and the fact that the project would have to drain into the City sewer. He questioned whether this project would actually happen. He then spoke about the fact that the area was accident prone. He said that despite the fact that the ZBA gave permission, he felt that the house should be restored back to its original condition.

Atty. Rizio came forward and reminded everyone that this application was a straight subdivision. There are no curb cuts being added, the lots are in excess of the normal size and probably the

largest housing parcels in the area. The restoration was agreed upon between the Black Rock NRZ and the applicant. There is a \$150,000 bond to insure

It was pointed out that there was a For Sale on the building. One of the Commissioners asked why there was no one from the Historical Commission present to answer questions. Atty. Rizio said that there were two building lots and the home that would be renovated on the parcel. The application before the Commission relates solely to the subdivision. Therefore there was no reason for the Historical Commission to attend.

Mr. Filotei expressed some concern regarding the role of the NRZ in terms of their approvals. In this case, Atty. Rizio said that there was a zone change involved. Mr. Filotei said that there had been a number of projects proposed for this parcel that had not been completed. Atty. Rizio said that some of the projects were abandoned because of the financial climate.

Commissioner Phillips asked about the role of the Historic Commission. Atty. Rizio reviewed their role, which pertained to the renovation on the parcel containing the house, not the two vacant lots that would be created if there was a subdivision granted.

Commissioner Phillips then asked if there was anyone else present who wished to speak in favor or against the application. Hearing none, Commissioner Phillips closed the hearing on Agenda Item (13-34) RE: 340-344 Brewster Street.

(13-35) RE: 156 – 158 MILL HILL AVENUE – Petition of Bridgeport Hospital - Seeking a special permit and site plan review to permit the conversion of the existing multi-family dwelling into offices for medical and social service providers in an R-C zone.

Atty. James White came forward and introduced the various members of the team. He said that the parcel was shown on the site plan. It was purchased by the Hospital in 1996. The Hospital had GBAPP using the building. He then described the location of the building. It is a three story building and in an RC zone.

The interior of the building will be gutted and renovated with handicapped bathrooms. Three projects will be done outside. The front and rear porches will be rebuilt. They are fully in compliance. The handicapped ramp will be reconfigured to be in conformity. There is already landscaping around the building. The building will be used for meetings and conferences. The Hospital wants to move the Child First program (Ex. 1) from the Hospital building into this building for more visibility.

Atty. White reviewed the parking calculations. He said today that he had filed two clarification letters with the Planning and Zoning Office. He said that when the hyperbaric facility had been constructed two years ago, a full parking study was done. There was a surplus of parking spaces for the hospital. The overflow parking for the building could be easily absorbed into the hospital garage.

Commissioner Phillips asked if the families would have to pay for parking. Atty. White said that they would be given parking vouchers. Commissioner Walker asked why a traffic study and the issue of parking was being addressed. Atty. White replied that it was on this list. He added that there would be really no change in the traffic or the number of employees.

Commissioner Phillips asked if there would be any change to the landscaping. Atty. White said that other than the replacement of the porches and the reconfiguration of the ramp, there would be no external changes.

Commissioner Phillips asked what medical services would be offered. Atty. White said that the program works with behavioral issues, but if there was a medical issue, the staff would refer the patient to the hospital. Commissioner Phillips said that medical services require certain types of medical equipment. Atty. White said that there wouldn't be any of that type of equipment

Dr. Christian Foye, came forward and said that the only equipment that the program uses are children's toys. She then gave a brief overview of the program and said that there were teams of mental health clinicians. These clinicians assess the various family needs both in the home and at the location.

Atty. White said that there was an email from the WPCA about the drainage. He said that Mr. Petella from the architecture firm was present. The issue was whether any of the downspouts from the building were tied into the storm water system. The answer to that question was that they do not. They drain into the grass. (Ex. 2) It is a typical residential house that has been converted into offices

Commissioner Phillips asked about the asphalt sidewalks. Atty. White said that he had photographs (Ex. 3) and said that the hospital had already started working on replacing the sidewalk.

Commissioner Phillips then asked if there was anyone present who wished to speak in favor or against the application. Hearing none, Commissioner Phillips closed the hearing on Agenda Item (13-35) RE: 156 – 158 Mill Hill Avenue.

(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.

Mr. Michael Cortina came forward and said that he was a co-owner of an Electrical Contractor. The business is 50 years old, but they have been located in the North End for the last 46 years. All of the storage is indoors. This warehouse would be basically to serve the business.

Mr. Cortina was asked if there was a drainage problem. Mr. Cortina said that the architect could answer that question. The architect came forward and said that the incorrect Development Standards chart was used. He explained that the data in the chart was correct. Commissioner Phillips asked how much of a difference there was between the two charts.

Commissioner Phillips said that since there was some confusion about which standards were used. The architect explained that he misread the zone from the wrong chart and filled out the wrong chart. Commissioner Phillips said that they had already requested to table the hearing to June.

Commissioner Phillips closed the public hearing at 8:35 p.m.

RECESS.

A recess was announced at 8:35 p.m. Commissioner Phillips called the meeting back into order at 8:45 p.m.

DECISION SESSION.

(13-31) RE: 8-24 REPORT – Petition of the City of Bridgeport Office of Planning and Economic Development (OPED) - Requesting under Sec. 8-24 of the CT. General Statute a favorable recommendation for the discontinuance of a portion of School Street in an OR and R-C zones.

**** COMMISSIONER WALKER MOVED TO GIVE A FAVORABLE RECOMMENDATION TO AGENDA ITEM (13-31) RE: 8-24 REPORT – PETITION OF THE CITY OF BRIDGEPORT OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT (OPED) - REQUESTING UNDER SEC. 8-24 OF THE CT. GENERAL STATUTE A FAVORABLE RECOMMENDATION FOR THE DISCONTINUANCE OF A PORTION OF SCHOOL STREET IN AN OR AND R-C ZONES.**

**** COMMISSIONER POWLEY SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

(13-37) 8-24 Report – Petition of the City of Bridgeport Office of Planning and Economic Development (OPED) - Requesting under Sec. 8-24 of the CT. General Statute a favorable recommendation for the sale/disposition of two (2) commercial lots in an OR-G zone.

It was restated that the City of Bridgeport would be acquiring these two lots, not selling them. Therefore, the legal notice in the paper was incorrect and would have to be redone.

**** COMMISSIONER WALKER MOVED TO CONTINUE AGENDA ITEM (13-37) 8-24 REPORT – PETITION OF THE CITY OF BRIDGEPORT OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT (OPED) - REQUESTING UNDER SEC. 8-24 OF THE CT. GENERAL STATUTE A FAVORABLE RECOMMENDATION FOR THE**

SALE/DISPOSITION OF TWO (2) COMMERCIAL LOTS IN AN OR-G ZONE TO THE JUNE 24, 2013 MEETING.

**** COMMISSIONER POWLEY SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

(13-38) 8-24 Report – Petition of the City of Bridgeport Office of Planning and Economic Development (OPED) - Requesting under Sec. 8-24 of the CT. General Statute a favorable recommendation for the sale/disposition of eleven (11) commercial lots, eight (8) in the DVD-CORE zone and three (3) in the I-L zone.

**** COMMISSIONER WALKER MOVED TO GIVE A FAVORABLE RECOMMENDATION TO AGENDA ITEM (13-38) 8-24 REPORT – PETITION OF THE CITY OF BRIDGEPORT OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT (OPED) - REQUESTING UNDER SEC. 8-24 OF THE CT. GENERAL STATUTE A FAVORABLE RECOMMENDATION FOR THE SALE/DISPOSITION OF ELEVEN (11) COMMERCIAL LOTS, EIGHT (8) IN THE DVD-CORE ZONE AND THREE (3) IN THE I-L ZONE.**

**** COMMISSIONER POWLEY SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

(13-32) RE: TEXT AMENDMENT – Petition of the City of Bridgeport Office of Planning and Economic Development (OPED) - Seeking to amend Sec. 6-3-4, add a new Sec. 6-3-8, and add agriculture/farming in Table 2-A.

There was a discussion regarding the fact that the application noted the numbers as 6.3.4 and 6.3.8 rather than 6-3-4 and 6-3-8. Atty. Schmidt said that there was no difference.

**** COMMISSIONER WALKER MOVED TO APPROVE AGENDA ITEM (13-32) RE: TEXT AMENDMENT – PETITION OF THE CITY OF BRIDGEPORT OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT (OPED) - SEEKING TO AMEND SEC. 6-3-4, ADD A NEW SEC. 6-3-8, AND ADD AGRICULTURE/FARMING IN TABLE 2-A.**

**** COMMISSIONER RODRÍGUEZ SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

C-1 (13-15) RE: 880 BROAD STREET – Petition of Independent Outdoor III, LLC - Seeking a special permit and a site plan review to permit the installation of an electronic (billboard) outdoor advertising sign in a DVD-TOD zone.

Mr. Buckley reminded everyone that this item had previously been tabled for verification of a State statute. The information is in the packet. The State statute has no impact on the project.

**** COMMISSIONER FEDELE MOVED TO APPROVE AGENDA ITEM C-1 (13-15)
RE: 880 BROAD STREET – PETITION OF INDEPENDENT OUTDOOR III, LLC -
SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE
INSTALLATION OF AN ELECTRONIC (BILLBOARD) OUTDOOR ADVERTISING
SIGN IN A DVD-TOD ZONE WITH THE FOLLOWING CONDITION:**

**THE PETITIONER IS TO FILE PLANS AND APPLICATIONS FOR THE
ISSUANCE OF A CERTIFICATE OF A ZONING COMPLIANCE AND A
BUILDING PERMIT.**

FOR THE FOLLOWING REASON:

**THE PROPOSED LOCATION IS IN KEEPING WITH THE ZONING
REGULATIONS AND STATE STATUTES.**

**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 JUNE 3, 2014.**

**** COMMISSIONER POWLEY 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 WALKER MOVED TO CONTINUE THE 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 JUNE 24, 2013 IN ORDER FOR THE PETITIONER
TO BE ABLE TO PROVIDE THE COMMISSION WITH THE REVISED PLANS THAT
ARE IN KEEPING WITH THE RECOMMENDATION FROM THE OFFICE OF LONG
ISLAND SOUND PROGRAMS.**

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

**C-3 (13-23) RE: 10 BOSTON AVENUE – Petition of 10 Boston Avenue - 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.**

There was a brief discussion about the May 15, 2013 Engineering letter and possible flooding
issues.

**** COMMISSIONER POWLEY MOVED TO CONTINUE THE APPLICATION C-3 (13-23) RE: 10 BOSTON AVENUE – PETITION OF 10 BOSTON AVENUE - 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 TO JUNE 24, 2013 IN ORDER FOR THE PETITIONER TO BE ABLE TO PROVIDE THE COMMISSION WITH THE REVISED PLANS THAT ARE IN KEEPING WITH THE RECOMMENDATION FROM THE OFFICE OF LONG ISLAND SOUND PROGRAMS.**

**** COMMISSIONER FEDELE SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

(13-34) RE: 340 – 344 BREWSTER STREET– Petition of Brewster Street Partners, LLC - Seeking a subdivision of an existing 27,506 sq. ft. lot into two (2) residential lots in an R-A zone and coastal area.

Commissioner Phillips pointed out that the NRZ and the immediate neighbors were in favor. The Historic District will have input when the construction starts. It is just a subdivision and meets all the requirements

**** COMMISSIONER RODRÍGUEZ MOVED TO APPROVE APPLICATION (13-34) RE: 340 – 344 BREWSTER STREET– PETITION OF BREWSTER STREET PARTNERS, LLC - SEEKING A SUBDIVISION OF AN EXISTING 27,506 SQ. FT. LOT INTO TWO (2) RESIDENTIAL LOTS IN AN R-A ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITIONS:**

- 1. THE EXTERIOR OF THE HOMES CONSTRUCTED ON THESE LOTS MUST BE IN FULL CONFORMANCE WITH THE RECOMMENDATIONS OF THE BLACK ROCK HISTORIC DISTRICT COMMISSION.**
- 2. THE PETITIONER IS TO COMPLY WITH ALL PROVISIONS OF THE LETTER OF INTENT, WHICH WILL BE HELD ON FILE IN THE CITY OF BRIDGEPORT’S ZONING DEPARTMENT.**

FOR THE FOLLOWING REASON:

THE PROJECT, AS APPROVED, MEETS THE SUBDIVISION REQUIREMENTS OF THE CITY OF BRIDGEPORT.

**** COMMISSIONER POWLEY SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

(13-35) RE: 156 – 158 MILL HILL AVENUE – Petition of Bridgeport Hospital - Seeking a special permit and site plan review to permit the conversion of the existing multi-family dwelling into offices for medical and social service providers in an R-C zone.

**** COMMISSIONER WALKER MOVED TO APPROVE APPLICATION(13-35) RE: 156 – 158 MILL HILL AVENUE – PETITION OF BRIDGEPORT HOSPITAL - SEEKING A SPECIAL PERMIT AND SITE PLAN REVIEW TO PERMIT THE CONVERSION OF THE EXISTING MULTI-FAMILY DWELLING INTO OFFICES FOR MEDICAL AND SOCIAL SERVICE PROVIDERS IN AN R-C ZONE WITH THE FOLLOWING CONDITION:**

THE PETITIONER IS TO FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF A ZONING COMPLIANCE AND A BUILDING PERMIT.

FOR THE FOLLOWING REASONS:

- 1. THE OCCUPANCY OF THE BUILDING WILL BE PROVIDING ADDITIONAL OFFICE SPACE AS WELL AS A SUPPORT SERVICE TO BRIDGEPORT HOSPITAL.**
- 2. THE USE IS CONSISTENT WITH OTHER USES IN THE IMMEDIATE AREA, AND IS ALSO IN KEEPING WITH THE MASTER PLAN OF CONSERVATION OF 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 JUNE 3, 2014.

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

(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 POWLEY MOVED TO CONTINUE THE APPLICATION (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 TO JUNE 24, 2013 AT THE REQUEST OF THE COMMISSION TO ENABLE THE PETITIONER TO PROVIDE MORE ACCURATE**

INFORMATION REGARDING THE DEVELOPMENT OF THE SUBJECT PROPERTY.

**** COMMISSIONER RODRÍGUEZ SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

TABLED ITEM.

T-1 (13-26) RE: 375 MAIN STREET – Seeking a change of zone from an OR to an NCVD (Neighborhood Center Village District) zone to facilitate housing development in the south Main Street area.

This item will remain tabled to Monday, June 24, 2013.

CONSENT AGENDA.

CA-1 RE: 2540 PARK AVENUE – Petition of Triumphant Ministries - Requesting an extension of time for a special permit which was approved on March 26, 2012.

**** COMMISSIONER POWLEY MOVED TO APPROVE CA-1 RE: 2540 PARK AVENUE – PETITION OF TRIUMPHANT MINISTRIES - REQUESTING AN EXTENSION OF TIME FOR A SPECIAL PERMIT WHICH WAS APPROVED ON MARCH 26, 2012.**

**** COMMISSIONER RODRÍGUEZ SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

CA-2 RE: 1905 BARNUM AVENUE – Requesting an approval of a general repair license to be issued to a new owner in an existing repair facility in an OR zone.

**** COMMISSIONER POWLEY MOVED TO APPROVE CA-2 RE: 1905 BARNUM AVENUE – PETITION OF PAUL PATTERSON - REQUESTING AN APPROVAL OF A GENERAL REPAIR LICENSE TO BE ISSUED TO A NEW OWNER IN AN EXISTING REPAIR FACILITY IN AN OR ZONE.**

**** COMMISSIONER RODRÍGUEZ SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

CA-3 RE: 629 GRANT STREET (aka 25 PIXLEE PLACE) – Petition of Victorious Garage II - Requesting an approval of a used car dealers license to be issued to a new owner in an existing repair facility in an OR zone.

**** COMMISSIONER POWLEY MOVED TO APPROVE CA-3 RE: 629 GRANT STREET (aka 25 PIXLEE PLACE) – PETITION OF VICTORIOUS GARAGE II - REQUESTING AN APPROVAL OF A USED CAR DEALERS LICENSE TO BE ISSUED TO A NEW OWNER IN AN EXISTING REPAIR FACILITY IN AN OR ZONE.**

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

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE COMMISSION.

APPROVAL OF MINUTES.

There were no minutes to be approve at this time.

Commissioner Phillips asked why the Commissioners had received copies of the Traffic Study for the JCC. Mr. Buckley said that it was for informational purposes only.

ADJOURNMENT.

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

The meeting adjourned at 9:10 p.m.

Respectfully submitted,

Sharon L. Soltes
Telesco Secretarial Services