



PLANNING AND ZONING COMMISSION  
APRIL 30, 2013  
PUBLIC HEARING  
MEETING MINUTES  
CITY OF BRIDGEPORT

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

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

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

**CALL TO ORDER**

Acting Chairman Riley reconvened the April 29, 2013 meeting at 6:05 p.m. He then introduced the Commissioners present. He informed all present that this was a continuation of the meeting from the previous evening.

**NEW BUSINESS**

**(13-17) 11 Grovers Ave. – Petition of Nicole Chiravuri – Seeking a coastal site plan review for the construction of an attached 2-story, 2,000 sq. ft. garage in an A-A zone and coastal area.**

Atty. Ray Rizio appeared to present the application on behalf of the owner. Proof of mailings was submitted. Photos of the property were furnished to all commissioners.

Atty. Rizio state that this is a beautiful home overlooking Long Island sound and the application is for a coastal site plan review only. He added that John Gaucher of DEEP issued his review of the application and found no coastal impact.

The owners proposed adding an attached garage, with rooms above, on the rear of the home and converting the existing garage in to a living room. There will be no additional kitchen, but there will be additional bathrooms. He added the addition will be further away from the water than the existing home.

Ms. Pappas-Phillips asked about the setback and Atty. Rizio said it is within regulations.

Ms. Freddino read the letter from Mr. John Gaucher in to the record.

Ms. Pappas-Phillips asked about the pitch of the driveway as noted by the City Engineering Dept. comments. Atty. Rizio said the driveway will be pitched to assure 0% increase in water runoff off the site.

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

1. Jennifer Buchanan – said she is in favor as long as there are no environmental issues.

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

The Public Hearing was closed.

**(13-24) 1775, 1843 & 1849 Madison Ave. – Petition of 1775 Madison Investments, LLC & 1849 Madison Investments, LLC – Seeking a change of zone from an R-A to an OR-G zone, and also seeking a special permit and a site plan review to be consistent with the current use of the subject properties.**

Atty. Charles Willinger appeared representing the owners of Testo's Restaurant. He submitted proof of mailings and said he anticipates an appeal on this matter assuming approval and would like to offer a comprehensive presentation. He furnished a booklet to all commissioners – Exhibit #1.

He stated Mario Testa is the Chairman of the Democratic Party in Bridgeport but has not been directly involved in this application. They propose no changes to the building.

They are requesting a small change to the NW corner of the property by adding 8 valet parking spaces. A home sits on this area currently. A site plan with proposed changes was displayed for the commissioners. They are seeking a zone change from RA to OR-G. It is currently zoned Residential A and has an 80 year history as a commercial restaurant.

Atty. Willinger proceeded to review the booklet provided.

Tab 1 – copy of the 12/2010 decision to change to an OR Zone which failed to pass 5-4. The reasons for denial were discussed. He also reviewed the site history.

Tab 2 – a copy of the tax assessor's record for the property.

Tab 3 – a list of all variances granted to the property. The previous owner closed the restaurant in 2003. The current owner purchased it and has made extensive renovations.

Tab 4 – list of variances granted to construct the current building

Tab 5 – original site plan approved in 2/2004 and modified site plan approved in 3/2008. The lot is 2 acres of land and the building is 36,451 sq. ft. building over 3 floors. There are 120 on-site parking spaces. He briefly reviewed the interior floor plans of the current building. The basement has storage and wine vault area. The first floor includes a restaurant, lounge, main dining room, private dining room and grand ballroom. The third floor has an apartment and offices. He recited a list of events held at the restaurant.

Ms. Freddino asked who uses the apartment upstairs. Atty. Willinger said the partners, Ralph and Mario, use the apartment. Ms. Freddino noted that the articles of incorporation reflect Monroe addresses for the partners.

Atty. Willinger said the owners pay almost \$100,000 per year in taxes.

Tab 6 – WPCA Report. Drainage reports requested have been supplied.

Tab 7 – Fire Marshall’s Report, no comments.

Tab 8 – GBRC report. Nothing significant noted.

Tab 9 – City Engineer report, standard report.

Tab 10 – Design Review Coordinator report. Atty. Willinger said they take strong issue with the review and do not believe it is factually accurate. Pages 1,2,3,4 no issue. Page 5 has inconsistency in the first paragraph re: “zone change would open endless possibilities in terms of development”. Page 6 is RA vs. OR Zone comparison and issue of 30’ setback. Page 7, uses allowable in zones, page 8 says “zone change likely to bring ....” is pure speculation.

Atty. Willinger stated if the property was sold for any other use it would need a special use permit granted by this commission. Only 1 use would be permitted without additional variances – a membership club such as Knights of Columbus.

Ms. Freddino asked Atty. Willinger what was to stop a future owner of this property from putting in retail space. Atty. Willinger said they would have to go before ZBA and prove a hardship.

There was further discussion of permitted uses. All are permitted but not feasible for the site. Atty. Willinger said the owners have no intention of selling the property. He referenced page 9 of the report – ‘if the zone was changed it may be disruptive and reduce property values’. The restaurant will stay only the Zone designation is changing. They also disagree that the zone change would not conform to the Comprehensive Plan.

Atty. Willinger said they are seeking to make it a conforming use. The owners have spent money to enhance the property and they have a mortgage. They would like to refinance to free up capital for future improvements.

Tab 12 – letter from Newtown Savings Bank, has a major concern due to zoning issue – legally non-conforming.

Tab 13 – Non-conforming use restrictions.

Tab 14 – addresses non-conforming structure. If the building was more than 50% damaged it could not be rebuilt due to non-conformity.

Atty. Willinger gave reasons to justify the change of zone.

Tab 15 - cited CT case law, said a restaurant has been on this site for 80 years, and it is time to change the zone to a conforming use, this restaurant is in harmony with the area. Also cites State Statutes addressing health, safety, convenience of municipality, and protection of property values and no adverse impact on property values.

Charles Liberti, Certified Real Estate Appraiser for 37 years, appeared to address the impact of zone changes. He provided a handout (Exhibit #2). He stated the overall characteristic of this neighborhood is high density housing with typical services. He further stated the value of homes will not be diminished or adversely affected by this zone change.

Atty. Willinger said the Comprehensive Plan includes the Zoning Regulations, Zoning map, Zoning/Land Use Boards, and the actual character of the neighborhood in question.

Tab 16 – Zoning Regulations, purposes of an OR-G Zone allows a mix of commercial, office, retail uses. He reviewed the characters consistent with an OR-G zone.

Tab 17 – Map of the area, shows Testo's, other commercial development in close zones, shows you can have OR Zone next to residential. This is consistent with the Comp. Plan

Tab 18 – Approval for modification to Master Plan, shows this change is consistent with the Master Plan.

Tab 19 – Special Permit Standards, discussed by Atty. Willinger

Tab 20 – Site Plan standards, discussed by Atty. Willinger

Tab 21 – Summarized reasons for approval

Ms. Freddino read a letter from Thomas McCarthy, President of City Council, City of Bridgeport, into the record.

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

Chair Riley asked if anyone wished to speak against this application. 23 people were present to oppose the application.

1. Michelle Lyons, City Council Member – read a letter of opposition into the record, against spot zoning.
2. David Walker – submitted a letter, opposed in support of neighbors from the area, people are concerned about their property values.

Chair Riley asked him what he is afraid of. He replied the denigration of the tax base in the City of Bridgeport.

3. Gabrielle Reese speaking for Judith McDermott – read a letter of opposition from Judith McDermott.
4. Jennifer Buchanan – reference the Master Plan, wants to maintain neighborhoods. Suggested applicant use a commercial mortgage broker to pursue financing for this property.
5. Jack Hennessey, State Representative - collected signatures of 20% of residents living within 400 feet of subject property, and invoked Section 8-3. Petitions and map submitted for the record. He also read written testimony. Felt applicant's property value will triple while neighboring homes values will diminish. Referenced Wentworth Street Appeal finding, change of zone not in harmony with neighborhood. Docket record submitted for the record.

Assistant City Attorney Schmidt briefly reviewed the submitted map and petition. He asked Mr. Hennessey to confirm that the 4 maps submitted are identical and Mr. Hennessey confirmed yes. Atty. Schmidt stated he will have to do due diligence to see if the petition qualifies (Section 8-3) to require 2/3 vote of the commission to approve the application. Atty. Schmidt also shared the submitted information with Atty. Willinger.

6. Jerry Manning, V.P., Black Rock NRZ – spoke in solidarity with affected neighborhood.
7. George Larife – owner of neighboring property, concerned for property values. Felt the current owner is disrespecting the neighborhood.
8. Steve Auerbach – felt that good things are happening in the City now, however opposed against this zone change, feels this is 1 business in a residential neighborhood, and this change could set a precedent.

Atty. Willinger said the comments by the opposition are not based on substantial evidence. This zone change is appropriate, and you cannot make a decision based on what some might feel might happen in the future.

He returned the copy of the petition and maps to Mr. Buckley. He restated this is not spot zoning, and they are looking to change the zone to make the restaurant a conforming use.

The Public Hearing was closed.

### **RECESS**

Chair Riley called a recess at 8:20 p.m. He called the meeting back to order at 8:30 p.m.

**(13-25) Text Amendment – Petition of Housing Authority of the City of Bridgeport – Seeking a text amendment to the current Zoning Regulations to establish a new NCVD (Neighborhood Center Village District) zone, designed to promote the revitalization of areas between the DVD (Downtown Village District) zone and the southend neighborhood.**

### **AND**

**(13-26) 375 Main St. – Petition of Housing Authority of the City of Bridgeport – 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.**

Atty. S. Suder representing the Bridgeport Housing Authority asked to present both applications at the same time.

He submitted a letter from John Keklik, owner of 321 Main Street, Bridgeport, written in support of these 2 applications. Atty. Suder also presented proof of mailings and provided presentation booklets to all commissioners (Exhibit #1).

He stated the applications are for 1) establishing a new zone – NCVD – and 2) a zone change for 375 Main Street from OR to NCVD to allow new housing construction. The buildings will be constructed in 2 phases. Phase I will be 70 1 and 2 bedroom units. Phase II will be additional housing units and space for non-residential purposes.

They cannot redevelop this property in an OR zone. This proposal is for a mid-rise building, 8 stories, which is consistent with other areas in the south end. He then reviewed the DCVD map with the commissioners.

They have worked with the City and South End community to develop more appropriate plan for this project. He also said this proposal is consistent with the South End NRZ

Plan and the City's Comprehensive Plan. The Rev. Carl McCluskey was present earlier to speak in support of this application. He needed to leave for another appointment.

Atty. Suder discussed their working with OPED and David Kooris in establishing this proposed zone, which is applicable to other areas of the City as well. He added these apartment units will be a combination of market rate and low income eligible.

Chair Riley asked how mixed income rate/rentals are working elsewhere. Atty. Suder replied he has no statistics however other developments such as this are successful.

They are proposing a mid-rise building, 5 -8 stories range, with retail space on the ground floor and residential above.

Ms. Pappas-Phillips asked what kind of retail they are planning. Atty. Suder said they will be leasing 5M square feet to SWC Health for a full service health care center.

Ms. Freddino asked how many parking spaces they have allocated. Atty. Suder stated the plans have not been finalized as of yet.

Mr. Powley asked if the application is asking to establish a new zone and then squeeze it all in to 1 block. Atty. Suder said yes, but this zone is applicable in other parts of the City as well.

Chair Riley asked if the discussion can center on the new zone and zone change rather than on the specific project. He asked what the purpose of the zone where else is it applicable and why do we need it.

Mr. David Kooris, Dir. OPED spoke. He said there is an issue in the City. There are 3 basic zones in the City: Downtown, high density, mixed use; commercial zones; and residential. There is nothing that allows for the in between. This zone provides a solution in 4-5 story mixed use.

Ms. Freddino said it is hard to visualize with only possibilities of what might happen. Mr. Kooris reviewed the reasoning for the new zone – the City would rather create a zone with the following design standards: up to 8 stories, fronts the street, sidewalk orientation.

Atty. Suder said this project is on a timeline because they are applying for a CHAMP grant. They need zoning change in place and then will move to design. Site is currently vacant.

Chair Riley asked why not rebuild on Marina Village site. Mr. Kooris said you cannot tear down existing public housing units and then replace it. You must build replacement

housing units elsewhere and then tear the old down. BHA's strategy is to scatter Public Housing amongst other housing.

Ms. Freddino read the coastal review letter from John Gaucher, Long Island Sound Management, CT DEEP into the record. Mr. Gaucher raised a number of questions and offered recommendations. Atty. Suder read a letter from GBRC, Mr. Padoli (sp?) in support of the applications.

In closing Atty. Suder said this allows for a transitional area between downtown and a residential area offering mixed use housing and retail spaces and is consistent with the City's Master Plan.

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

1. Catherine Yacavone, President, SWC Health, said this proposed development will provide housing, education, health and other services to the residents of the building and neighboring residents.

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

The Public Hearing was closed.

**(13-27) 672 Bostwick Ave. – Petition of Waters Construction Company, Inc. – Seeking a site plan review to permit the establishment of a (outside) contractor storage yard in an MU-LI zone.**

Atty. Kevin Curseaden, representing Waters Construction came forward to present. He furnished proof of mailings.

Atty. Curseaden said this is an outside storage yard, previously owned by the State of CT, which was purchased by Waters Construction two years ago for the same purpose. They received variances from the ZBA for landscaping and parking.

The displayed site plan shows they will be storing sand and gravel, and equipment for construction use. These will be stored within concrete block walls, covered, similar to O&G, their neighbor. The bins will be the same height as O&G.

Mr. Mario Smith, President of Waters Construction appeared. He reviewed the types of products that will be stored on the property. He confirmed there will be no equipment stored there. Equipment will be stored on another lot further down Bostwick Avenue.

Ms. Pappas-Phillips said because some of these products can fly away they must be covered. She asked about a watering system. Mr. Smith said there is a water line they will be hooking in to, and they have in the past brought in a water truck to spray the piles.

Atty. Curseaden said the plan submitted also includes a drainage plan.

Ms. Freddino read the City of Engineering letter dated 4/30/13. Atty. Curseaden confirmed they will adhere to all conditions including City of Bridgeport and State of Connecticut requirements.

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

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

The Public Hearing was closed.

**(13-28) 1501 State St. – Petition of DeYulio Sausage Company, LLC – Seeking a special permit and a site plan review to permit the change of use from an ice-cream warehouse and distributor to a manufacturing and retail facility in an I-L zone.**

Atty. Frank Murphy appeared to represent the applicant. He submitted proof of mailings and photos of posted signs.

Atty. Murphy stated his client is the authorized purchaser of this site. It was formerly an ice cream distribution facility but is now empty. There are 14 parking spaces, including handicap spaces, and the building has loading docks.

The exterior of the building will remain the same as it is today.

The DeYulio is a small family owned business which is 75 years old. They currently operate in Stamford but are being relocated by the City of Stamford for the second time. They are very happy to be moving to Bridgeport and this facility.

The business brings meat products in; they are processed, and are then distributed. There are freezers and refrigeration inside. The business is regulated by the USDA.

The interior of the building will remain with the addition of some walls to isolate certain meat products from others. The office area will remain the same.

They plan to add some retail walk in space in the future. There are 14 production employees and drivers. They are negotiating with the City to lease a lot next door to accommodate more parking for employees and for trucks.

They received a favorable review from Zoning. The WPCA had no comment. The Fire Marshall requires the building to be sprinklered which they will do. They believe this use to be compatible with the neighborhood.

Ms. Pappas-Phillips asked if there were 3 loading docks and Atty. Murphy said yes. She asked how many trucks and what type of trucks are used. Atty. Murphy said they are refrigerated trucks. Mr. Nick DeYulio, Owner, said they have 8 trucks.

Ms. Freddino asked hours/days of operation. Mr. DeYulio said they manufacture 5 days per week, and ship 6-7 days. Hours are 7 am to 3:30 pm.

Ms. Freddino read a letter from the West End Association in support of the application.

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

1. Mr. Tom Kelly, resident of Bridgeport spoke in support of this project.

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

The Public Hearing was closed.

**(13-15) 880 Broad St. – 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.**

Atty. Charles Willinger appeared to present the application on behalf of the applicants. He also represents the owner of 880 Broad St. and said they have granted permission and have a monetary interest in the location of the sign. He furnished proof of mailings to staff.

The applicant is asking permission to install an electronic billboard. They have been in business for 22 years and have an excellent reputation. They are the owner of the electronic billboard directly on the other side of the highway, in the front of the Arena at Harbor Yard. They do not allow any controversial advertising and offer space free of charge to non-profits, etc.

This sign is identical in size and shape to the other sign but not as tall. It is 65 ft. tall, 25 ft. above I95. Atty. Willinger submitted the rendering of the proposed location as Exhibit #1. Using the site plan he reviewed the actual location with the commission. It also states that there are no signs within 1,500 feet of proposed location along the southbound travel lane of I95. There is one within 1,500 ft. but it is on the other side of the highway, the northbound lane of I95. It complies with all State and city regulations.

The sign has 2 faces, is an electric message and the dimensions are 50' length, 16' width, total of 800 sq. ft. Up to 900 sq. ft. is allowed. The sign will have a greater than 8 second display time.

He stated there are no issues with the City Engineering Department. The WPCA and Fire Marshall have no comments.

He addressed the report from Diego Guevara, Design Review Coordinator, dated March 11, 2013. The report finds issue with the proximity of the billboard to the one across the highway. Atty. Willinger disagreed and provided copies of Regulation 11-7. He reviewed the Spacing Regulations with the commission. State Statute 13a123 (Ex. #2) references spacing 'along each side of the highway'.

Atty. Willinger then discussed this project and its relevance to the Master Plan.

He summarized if this complies with all spacing regulations then it should be approved. The owners, Forstone Capital, own 14 buildings in the downtown and would like to use this as revenue to offset their operating costs.

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

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

The Public Hearing was closed.

### **DECISION SESSION**

**Re: (13-17) 11 Grovers Ave. – Petition of Nicole Chiravuri – Seeking a coastal site plan review for the construction of an attached 2-story, 2,000 sq. ft. garage in an A-A zone and coastal area.**

**\*\*COMMISSIONER RODRIGUEZ MOVED TO APPROVE APPLICATION # (13-17) 11 GROVERS AVE. – PETITION OF NICOLE CHIRAVURI – SEEKING A COASTAL SITE PLAN REVIEW FOR THE CONSTRUCTION OF AN ATTACHED 2-STORY, 2,000 SQ. FT. GARAGE IN AN A-A ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITION:**

- 1. THE PETITIONER IS TO COMPLY WITH THE WPCA RECOMMENDATION REGARDING ANY ADDITIONAL WATER RUN-**

**OFF OR DRAINAGE AS A RESULT OF THIS NEW GARAGE STRUCTURE.**

**FOR THE FOLLOWING REASON**

**THE PROJECT, AS APPROVED, WILL HAVE NO UNACCEPTABLE IMPACT ON THE COASTAL AREA.**

**THE EXPIRATION DATE OF THE COASTAL SITE PLAN REVIEW, AS REQUIRED UNDER SEC. 14-3-4 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT, CT HAS BEEN ESTABLISHED AS MAY 6, 2014.**

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

**Re: (13-24) 1775, 1843 & 1849 Madison Ave. – Petition of 1775 Madison Investments, LLC & 1849 Madison Investments, LLC – Seeking a change of zone from an R-A to an OR-G zone, and also seeking a special permit and a site plan review to be consistent with the current use of the subject properties.**

**\*\*COMMISSIONER PAPPAS-PHILLIPS MOVED TO APPROVE APPLICATION #(13-24) 1775, 1843 & 1849 MADISON AVE. – PETITION OF 1775 MADISON INVESTMENTS, LLC & 1849 MADISON INVESTMENTS, LLC – SEEKING A CHANGE OF ZONE FROM AN R-A TO AN OR-G ZONE, AND ALSO SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO BE CONSISTENT WITH THE CURRENT USE OF THE SUBJECT PROPERTIES.**

**ZONE CHANGE:**

**THOSE IN FAVOR:**

- **CONSISTENT WITH THE MASTER PLAN OF DEVELOPMENT**
- **CONFORMS TO USES ALONG MADISON AVE**
- **CONSISTENT WITH HISTORIC/RESTAURANT USE OF PROPERTY**

**THOSE OPPOSED:**

- **NOT CONSISTENT WITH THE MASTER PLAN OF DEVELOPMENT**
- **ADVERSE IMPACT ON THE NEIGHBORHOOD**
- **NOT IN HARMONY WITH DEVELOPMENT ALONG MADISON AVENUE**
- **NEGATIVE FINANCIAL IMPACT ON NEIGHBORING PROPERTIES**

**SPECIAL PERMIT AND SITE PLAN REVIEW:**

**THOSE IN FAVOR:**

**·CONSISTENT WITH THE SPECIAL PERMIT AND SITE PLAN REVIEW STANDARDS OF SEC. 14-4-4 AND OF SEC. 14-2-5.**

**THOSE OPPOSED:**

**·SUBJECT BUILDING HAS BEEN OPERATING SUCCESSFULLY FOR DECADES**

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

**THE EXPIRATION DATE OF THE SPECIAL PERMIT APPROVAL, AS REQUIRED UNDER SEC. 14-4-5 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT, CT HAS BEEN ESTABLISHED AS MAY 6, 2014.**

**\*\*COMMISSIONER FEDELE SECONDED.**

**\*\*THE MOTION PASSED WITH 6 IN FAVOR (FEDELE, PAPPAS-PHILLIPS, POWLEY, RILEY, RODRIGUEZ, WALKER) AND 3 OPPOSED (FILOTEI, FREDDINO, MORTON)**

**Re: (13-25) Text Amendment – Petition of Housing Authority of the City of Bridgeport – Seeking a text amendment to the current Zoning Regulations to establish a new NCVD (Neighborhood Center Village District) zone, designed to promote the revitalization of areas between the DVD (Downtown Village District) zone and the south end neighborhood.**

**AND**

**Re: (13-26) 375 Main St. – Petition of Housing Authority of the City of Bridgeport – 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.**

**\*\*COMMISSIONER MORTON MOVED TO SPLIT THE VOTES ON THE TWO APPLICATIONS**

**\*\*COMMISSIONER WALKER SECONDED**

**\*\*THE MOTION PASSED WITH 5 IN FAVOR (MORTON, PAPPAS-PHILLIPS, RILEY, RODRIGUEZ, WALKER) AND 4 AGAINST (FEDELE, FILOTEI, FREDDINO, POWLEY)**

**\*\*COMMISSIONER MORTON MOVED TO APPROVE APPLICATION # (13-25) TEXT AMENDMENT – PETITION OF HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT – SEEKING A TEXT AMENDMENT TO THE CURRENT ZONING REGULATIONS TO ESTABLISH A NEW NCVD (NEIGHBORHOOD CENTER VILLAGE DISTRICT) ZONE, DESIGNED TO PROMOTE THE REVITALIZATION OF AREAS BETWEEN THE DVD (DOWNTOWN VILLAGE DISTRICT) ZONE AND THE SOUTH END NEIGHBORHOOD.**

**THOSE IN FAVOR:**

- HAS THE POTENTIAL TO ASSISTING IN THE PROPOSED REVITALIZED HOUSING AREA AS DEPICTED ON PAGE 98 OF THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT**
- WILL HELP IN REDEVELOPING THE NEIGHBORHOODS BETWEEN THE DOWNTOWN AREA AND THE SOUTH END NEIGHBORHOOD ABUTTING THE UNIVERSITY CAMPUS**
- PROPOSED ZONE WILL SERVE AS A TRANSITIONAL STEP FROM THE DOWNTOWN CORE ZONE TO THE HIGH DENSITY NEIGHBORHOODS**

**THOSE OPPOSED:**

- PROPOSED ZONE WILL SERVE AS A DETRIMENT TO ADEQUATE REVITALIZATION EFFORTS BELOW RAILROAD AVENUE.**

**\*\*COMMISSIONER WALKER SECONDED**

**\*\*MOTION PASSED WITH 5 IN FAVOR (MORTON, PAPPAS-PHILLIPS, RILEY, RODRIGUEZ, WALKER) AND 4 AGAINST (FEDELE, FILOTEI, FREDDINO, POWLEY)**

**\*\*COMMISSIONER PAPPAS-PHILLIPS MOVED TO TABLE APPLICATION # (13-26) 375 MAIN ST. – PETITION OF HOUSING AUTHORITY OF THE CITY OF BRIDGEPORT – 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.**

**\*\*COMMISSIONER MORTON SECONDED**

**\*\*MOTION PASSED WITH 5 IN FAVOR (MORTON, PAPPAS-PHILLIPS, RILEY, RODRIGUEZ, WALKER) AND 4 AGAINST (FEDELE, FILOTEI, FREDDINO, POWLEY)**

**Re: (13-27) 672 Bostwick Ave. – Petition of Waters Construction Company, Inc. – Seeking a site plan review to permit the establishment of a (outside) contractor storage yard in an MU-LI zone.**

**\*\*COMMISSIONER WALKER MOVED TO APPROVE APPLICATION # (13-27) 672 BOSTWICK AVE. – PETITION OF WATERS CONSTRUCTION COMPANY, INC. – SEEKING A SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A (OUTSIDE) CONTRACTOR STORAGE YARD IN AN MU-LI ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE PETITIONER MUST FILE PLANS AND APPLICATION FOR A CERTIFICATE OF ZONING COMPLIANCE.**
- 2. THE CONDITIONS OF THE ZONING BOARD OF APPEALS MUST BE IN FULL COMPLIANCE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE.**

**FOR THE FOLLOWING REASON:**

- 1. LEGALIZES A CONDITION WHICH WAS ESTABLISHED AS A STATE DOT LAY-DOWN YARD.**

**\*\*COMMISSIONER RODRIGUEZ SECONDED**

**\*\*MOTION PASSED UNANIMOUSLY**

**Re: (13-28) 1501 State St. – Petition of DeYulio Sausage Company, LLC – Seeking a special permit and a site plan review to permit the change of use from an ice-cream warehouse and distributor to a manufacturing and retail facility in an I-L zone.**

**\*\*COMMISSIONER MORTON MOVED TO APPROVE APPLICATION # (13-28) 1501 STATE ST. – PETITION OF DEYULIO SAUSAGE COMPANY, LLC – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE CHANGE OF USE FROM AN ICE-CREAM WAREHOUSE AND DISTRIBUTOR TO A MANUFACTURING AND RETAIL FACILITY IN AN I-L ZONE WITH THE FOLLOWING CONDITION:**

- 1. THE PETITIONER MUST FILE AN APPLICATION FOR AN ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE.**

**FOR THE FOLLOWING REASONS:**

- 1. UTILIZES A VACANT COMMERCIAL BUILDING**

- 2. FACILITATES THE RELOCATION OF AN EXISTING FAMILY OWNED BUSINESS**
- 3. THE PROJECT, AS APPROVED, COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5 AND THE SPECIAL PERMIT STANDARDS OF SEC. 14-4-4.**

**THE EXPIRATION DATE OF THE SPECIAL PERMIT APPROVAL, AS REQUIRED UNDER SEC. 14-4-5 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT, CT HAS BEEN ESTABLISHED AS MAY 6, 2014.**

**\*\*COMMISSIONER PAPPAS-PHILLIPS SECONDED  
\*\*MOTION PASSED UNANIMOUSLY**

**Re: (13-15) 880 Broad St. – 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.**

**\*\*COMMISSIONER FREDDINO MOVED TO TABLE APPLICATION # (13-15) 880 BROAD ST. – 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 TO ALLOW TIME TO RESEARCH REGULATIONS**

**\*\*COMMISSIONER PAPPAS-PHILLIPS SECONDED  
\*\*MOTION PASSED WITH 8 FOR (FEDELE, FILOTEI, FREDDINO, MORTON, PAPPAS-PHILLIPS, POWLEY, RILEY, RODRIGUEZ) AND 1 AGAINST (WALKER)**

**Re: OB-1 2750 North Ave. – Petition of TC Auto Service – seeking under sec. 14-54 of the CT. General Statutes an amended certificate of approval of location for a general repair facility under new ownership in an OR-G zone.**

**\*\*COMMISSIONER MORTON MOVED TO APPROVE APPLICATION # OB-1 2750 NORTH AVE. – PETITION OF TC AUTO SERVICE – SEEKING UNDER SEC. 14-54 OF THE CT. GENERAL STATUTES AN AMENDED CERTIFICATE OF APPROVAL OF LOCATION FOR A GENERAL REPAIR FACILITY UNDER NEW OWNERSHIP IN AN OR-G ZONE WITH THE FOLLOWING CONDITION:**

- 1. DMV CONDITIONS “D”**

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

**MINUTES**

**\*\*COMMISSIONER WALKER MOVED TO APPROVE THE MINUTES OF  
THE MEETING OF MARCH 11, 2013 AS SUBMITTED.  
\*\*COMMISSIONER RODRIGUEZ SECONDED.  
\*\*MOTION PASSED UNANIMOUSLY.**

**\*\*COMMISSIONER MORTON MOVED TO APPROVE THE MINUTES OF  
THE MEETING OF MARCH 25, 2013 AS SUBMITTED.  
\*\*COMMISSIONER RODRIGUEZ SECONDED.  
\*\*MOTION PASSED UNANIMOUSLY.**

**ADJOURNMENT**

**\*\*COMMISSIONER WALKER MOVED TO ADJOURN  
\*\*COMMISSIONER FEDELE SECONDED  
\*\*MOTION PASSED UNANIMOUSLY**

The meeting recessed at 11:05 p.m.

Respectfully submitted,

Jill G. Kuzmich  
Telesco Secretarial Services