

**CITY OF BRIDGEPORT  
PLANNING AND ZONING COMMISSION  
NOVEMBER 28, 2016**

**ATTENDANCE:** Melville Riley, Chair; Tom Fedele; Carlos Moreno; Bob Filotei; Anne Pappas Phillips;  
Reginald Walker

**STAFF:** Dennis Buckley, Zoning Official; Neil Boney, Zoning Official; Russell Liskov, Associate  
City's Attorney; Diego Guevara, Design Review Coordinator

**CALL TO ORDER**

Chairman Riley called the meeting to order at 6:47 p. m. A quorum was present.

**CITY BUSINESS**

**Information Presentation – A short presentation by the City of Bridgeport Office of Planning & Economic Development's (OPED) Planning Director regarding upcoming projects that the Commission should be aware.**

Mr. Bill Coleman came forward to provide a summary of the City Planning and Development Activities. He provided a spreadsheet detailing the citywide investment in 2016-2017 projects. He reviewed the development program and projects that are underway with 2017 construction. Commissioner Walker asked for a breakdown of the overall public vs private investment in the projects. Mr. Coleman said that he would put together a breakdown of the investments.

**(16-58) Text Amendment – Petition of Three Corners, LLC – Seeking to amend the liquor regulations of Sec. 12-10a, 12-10b and 12-10e and eliminate Sec. 12-10c and 12-10d and have all future liquor applicants seek a special permit and a site plan review.**

**(16-59) 1044 Brooklawn Ave. – Petition of Three Corners, LLC – Seeking a special permit and a site plan review to permit the establishment of package store use and the issuance of a package store liquor permit in the existing retail building in an OR zone.**

Attorney Willinger came forward to ask that both items 16-58 and 16-59 be deferred. Chairman Riley asked him to submit a letter for the commission records.

**(16-63) 8-24 Referral – Petition of the Office of Planning & Economic Development's (OPED) – Requesting under Sec. 8-24 of the Connecticut General Statute, a favorable recommendation to the Common Council of the City of Bridgeport for the disposition of 59 Highland Ave, 268 Putnam St, 280 Grandview Ave and lease of 560 North Washington Ave. #7.**

Mr. Coleman reviewed the locations 59 Highland Putnam Grandview and North Washington, and asked for a favorable recommendation. He corrected the address of 156 North Washington Ave. #7 to 560 North Washington Ave. #7.

**(16-64) 8-24 Referral – Petition of the Office of Planning & Economic Development’s (OPED) – Requesting under Sec. 8-24 of the Connecticut General Statute, a favorable recommendation to the Common Council of the City of Bridgeport for the disposition of 120, 148, 160 & 174 Bishop Ave.**

Mr. Coleman review the locations and after a favorable recommendation.

#### **CONTINUED BUSINESS**

**C-1 (16-47) 15 Grant St. – Petition of Miriam DeJesus – Seeking a special permit and a site plan review to reestablish a used car dealership and issuance of a used car dealership license in one half (5,000 sq. ft.) of the existing building and reestablish a motor vehicle recycling and disassembly business in the remaining 5,000 sq. ft. of building space in an I-L zone.**

Attorney Liskov came forward to state that permits are issued to the land and not the individual. Permit approvals run with the land. Attorney Rizio came forward to stat that the big issue junk cars on the lot. He stated that the towed cars are stored towards the rear of the property within the fenced area.

#### **DEFERRED BUSINESS**

**D-1 (16-52) 1671 Fairfield Ave. – Petition of Edwin Lau d/b/a A+ Auto Service – Seeking a revised certificate of approval of location to establish a used car dealership and the upgrade of a general repair license to a used car dealership in the existing commercial building in an I-L zone.**

Mr. Lau stated that he wishes to sell used cars on the lot, and that it has been used for this purpose in the past. Chairman Reilly asked how he expects to sell used cars on this tiny lot. Mr. Lao provided a map of the lot detailing where he will perform each function of the business. He stated that there will be five parking spots for cars that will be sold and one parking spot for an employee. Commissioner Filotei stated that the front of the lot is empty, but the back looks disgusting and there is no landscaping. Chairman Riley stated that Mr. Lao is already operating on a lot and it's not being maintained. Chairman Riley stated that Mr. Lau will have to clean the property and come back before the commission. Mr. Lau stated that he is waiving the 65 day requirement.

**D-2 (16-53) Text Amendment – Petition of Council of Churches of Greater Bridgeport – Seeking to amend Article 2, Sec 2-2 definitions and Table 6, Sec. 6-4-5 religious institutions relating to the use of commercial kitchens by special permit located within houses of worship in office retail and downtown zones. (Request to be deferred to 01/30/17)**

Commissioner Phillips read letter to the commission from the Council of Churches of Greater Bridgeport asking for a deferment on the item until January 30, 2017.

**D-3 (16-54) 35 – 69 Benham Ave. – Petition of Benham Avenue, LLC – Seeking an adaptive reuse under Sec. 12-15 and a special permit and a site plan review to permit the conversion of the existing industrial building into a mixed-use building having light industrial and warehousing on the 1st floor and 36 residential units on the 2nd floor in an R-B zone.**

Attorney Willinger came forward in favor of the item. He submitted a floor plan of the development and renderings of the proposed apartments. He stated that the current owner purchased the lot in 1997 and has preserved the architectural aspects of the property. Mr. Willinger stated that Design Review Coordinator Diego Guevara stated that converting the entire building to residential should be considered. Attorney Willinger stated that three businesses operate on the first floor, but they will not disturb tenants on the second floor because they do not create large amounts of noise or create any odors. There is a one foot thick cement divider between the first floor and the second floor. The light industrial businesses will remain on the first floor and apartments will be put in on the second floor. He stated that the businesses maintain regular business hours during the day from Monday to Friday and do not accept deliveries on nights or weekends.

Mr. Frank Borres came forward in opposition to the item. He stated that the businesses that are currently there do not cause an issue with the neighborhood. It is a big risk to put apartments on the second floor. He stated that he does not see an increase in density of the neighborhood as a good thing and reluctantly opposes the item.

Mr. Mark Tobias came forward in opposition to the item. He stated that in the future different businesses could occupy the first floor and there is no knowing what impact they will have on the residents living on the second floor.

Attorney Willinger came forward to offer a rebuttal. He stated that there will only be one owner for the entire building and the owner would have significant motivation to make sure that the first floor businesses co-exist with the second floor tenants without creating any problems.

**NEW BUSINESS**

**(16-55) 317 Mountain Grove St. – Petition of Mountain Grove, LLC – Seeking special permit and a site plan review to legalize several uses within the existing industrial building manufacturing, wholesale trade, warehousing and industrial service in an I-L zone.**

Attorney Rizio came forward in favor of the item. He stated that approval of this item would allow for a clearer vision of use of this location. Currently there are five businesses at the location with the same type of uses. There are 152 parking spaces with 77 of them reserved for the school. The school typically

uses only 15 of the 77 on any given day. Commissioner Phillips asked Attorney Rizio about any impact the businesses have on the students. Attorney Rizio stated that the students are picked up and dropped off at a designated area that is far away from the operating businesses.

Mr. Borres came forward in favor of the item. He stated that approval of the item will have a positive impact on the surrounding neighborhood.

**(16-56) 650 Brooklawn Ave. – Petition of 19th Hole Restaurant, Inc. – Seeking a special permit and site plan review to legalize the two (2) pool tables in the existing full service restaurant in an OR zone.**

Attorney Ernest LaFollette came forward in favor of the item. He stated that the entire building is 9,000 square feet with the 19<sup>th</sup> Hole Restaurant occupying 2,200 square feet. He provided three pictures of the interior of the establishment. He stated that the kitchen had been redone with new appliances after the floor had to be repaired. The restaurant has been operating for 47 years and the pool tables were installed 3 years ago. The customers enjoy the ambiance created by the pool tables.

Ms. Suzanne Studioso came forward in favor of the item. She stated that her family has been operating the restaurant for 47 years and that the pool tables were installed in response to requests from patrons. She stated that in discussions with the Police Department and the City Clerk's Office, she had difficulty identifying what permit of any was needed for the pool tables.

Thirty-five members of the public were present in favor of the item.

Mr. Matthew Brass came forward in favor of the item. He stated that playing pool at the 19<sup>th</sup> Hole is therapeutic and creates a valuable social community.

Mr. Nick Laberto came forward in opposition to the item. He stated that he lives abutting the 19<sup>th</sup> Hole restaurant. He stated that installation of the pool tables has attracted a younger crowd than the one that had usually gone to the restaurant. He stated that at times there are up to 200 people there. This has led to 101 police reports being filed involving incidents at the restaurant in the past three years. He also stated that patrons should not be allowed to use the back entrance.

Attorney Alex Bryner came forward in opposition to the item. He stated that patrons leaving late at night have urinated on his property and his car. They leave garbage on his property and the street. He witnessed patrons carrying their drinks out onto the street and they play loud music late at night from their cars.

Mr. Mark Tobias came forward in opposition to the item. He stated that installation of the pool tables has negatively impacted the neighborhood. There is now loud music playing, screaming and fights outside of the establishment. He stated that it should go back to the way it was before the pool tables were installed.

Mr. John McCarthy came forward in opposition to the item. He stated that the patrons are very loud outside of the bar and he cannot sleep on weekends due to the noise. He stated that the increase in noise is due to the pool tables.

Mr. Steven Stafstrom came forward in opposition to the item. He stated that the installation of the pool tables has caused a disruption in the neighborhood and the pool tables should be removed.

City Councilman John Olsen submitted a letter to the commission in opposition to the item. He stated that the increase in police reports and the detrimental impact that has been caused to the neighborhood necessitates the removal of the pool tables.

Ms. Studioso offered her rebuttal. She stated that many of the complaints to the police have been proven to be false complaints. She stated that she has installed a camera system that has caught neighbors planting bottles and trash in the parking lot before issuing complaints.

**(16-57) 510 East Main St. – Petition of El Coquito, LLC – Seeking a special permit and a site plan review to convert the existing fast food take-out restaurant into a full service restaurant and the issuance of a (service bar) restaurant liquor license in an OR zone.**

Mr. Peter Geldelman came forward to state that the space adjacent to the fast food take-out restaurant has been purchased. He wished to create a full service restaurant. He stated that it would be a terrific addition to the neighborhood and would utilize on street parking.

Mr. Max Perez of the Bridgeport Office of Planning and Development submitted a letter in favor of the item. He stated that the expansion would be a vibrant addition to the neighborhood and create jobs.

**(16-60) Text Amendment (740 Stratford Ave & 837 Seaview Ave) – Petition of Seaview Bridgeport, LLC – Seeking to amend Table 2.A to permit "Vehicle Service Facilities", including car wash and gasoline stations, in the MU-W zone.**

**(16-61) 740 Stratford Ave & 837 Seaview Ave. – Petition of Seaview Bridgeport, LLC – Seeking General Development Plan approval and Coastal Site Plan review in connection with a proposal to construct a retail and commercial development to include a grocery store, retail, restaurants, movie theater, entertainment venues, car wash and gasoline station, as well as a publicly accessible harbor walk and fishing pier and related parking and site improvements. The subject property consists of the northern 28+/- acre portion of property currently owned by the City of Bridgeport Port Authority and located in the MU-W zone. Said property is bordered by Yellow Mill Pond to the west, Stratford Avenue to the north, Seaview Avenue to the east and property n/f owned by the City of Bridgeport Public Works and City of Bridgeport Port Authority to the south.**

Commissioner Riley called items 16-60 and 16-61 to be heard together. Attorney Lisa Feinberg came forward in favor of the items. She provided a site map of the location and stated that her client acquired the property in 2012. In February of 2015 it was rezoned to a MU-W zone. She stated that she is seeking approval for the General Use Plan that will be followed up later in the property's development by a Detailed Development Plan. She reviewed the types of businesses that will occupy the location and stated that she wants to include a car wash and gasoline station in the plan. She stated that the boat ramp allows for users of car top boats to gain access to the water.

Mr. Charlie Coviello came forward in favor of the items. He stated that he has been waiting twenty years for this project and he will be happy when he is able to buy gas in his own city, as there are currently no gas stations on the east side of the city.

Mr. Ernest Newton came forward in favor of the items. He stated that the development stabilizes the community and is glad to see that the developer is investing money in the neighborhood. He stated that the project will create jobs.

Mr. Tom Gill came forward in favor of the items. He stated that he stands firmly behind the project. It creates jobs, tax revenue, and amenities that we haven't had in years.

Mr. Borres came forward in favor of the items. He stated that he is excited about the development and supports it totally.

**(16-62) 2475 Fairfield Ave. – Petition of Monaco Motorsports, LLC, d/b/a Redline Restorations, LLC – Seeking a special permit and a site plan review and under Sec. 14-54 of the CT General Statutes and Sec. 12-2 of the Zoning regulations an approval of location for an automotive restoration business and the issuance of a used car dealership motor vehicle license in an OR zone.**

Mr. Colon Anderson came forward in favor of the item. He stated that the building was dilapidated and has been renovated. Landscaping will be put in during the upcoming spring season.

#### **CONSENT AGENDA**

CA-1 2316 Fairfield Ave. – Petition of Altezza, LLC – Seeking to waive the public hearing requirement and grant under Sec. 14-54 of the CT General Statutes an amended certificate of approval of location for a used car dealership and general repairer's license in an OR zone.

The item was removed from the consent agenda.

#### **OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE COMMISSION**

OB-1 RE: 62 & 80 CHERRY STREET, 1325 & 1341 RAILROAD AVENUE, 375 & 437 HOWARD AVENUE

Mr. Buckley brought forward the Cherry Street Loft project. He stated that the developer wishes to compete the project in two phases. Mr. Coleman stated that the city owns half of the block and the developer owns the other half. Mr. Coleman stated that owning fire damaged buildings is a liability for the city and he supports the project going forward in two parts.

### **DECISION SESSION**

**(OUR FILE) 16-63 – Requesting under Sec. 8-24 of the Connecticut General Statute, a favorable recommendation to the Common Council of the City of Bridgeport for the disposition of 59 Highland Ave, 268 Putnam St, 280 Grandview Ave and lease of 560 North Washington Ave. #7.**

**\*\* COMMISSIONER WALKER MOVED TO APPROVE A FAVORABLE RECOMMENDATION TO THE COMMON COUNCIL OF THE CITY OF BRIDGEPORT FOR THE DISPOSITION OF 59 HIGHLAND AVE, 268 PUTNAM ST, 280 GRANDVIEW AVE AND LEASE OF 560 NORTH WASHINGTON AVE. #7.**

**\*\* COMMISSIONER PHILLIPS SECONDED THE MOTION.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**OUR FILE (16-64) RE: 8-24 REFERRAL – Requesting under Sec. 8-24 of the Connecticut General Statute, a favorable recommendation to the Common Council of the City of Bridgeport for the disposition of 120, 148, 160 & 174 Bishop Ave.**

**\*\* COMMISSIONER PHILLIPS MOVED TO APPROVE A FAVORABLE RECOMMENDATION TO THE COMMON COUNCIL OF THE CITY OF BRIDGEPORT FOR THE DISPOSITION OF 120, 148, 160 & 174 BISHOP AVE.**

**\*\* COMMISSIONER WALKER SECONDED THE MOTION.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**OUR FILE C-1 (16-47) RE: 15 GRANT STREET – Seeking a special permit and a site plan review to reestablish a used car dealership and issuance of a used car dealership license in one half (5,000 sq. ft.) of the existing building and reestablish a motor vehicle recycling and disassembly business in the remaining 5,000 sq. ft. of building space in an I-L zone.**

**\*\* MR. WALKER MOVED TO PARTIALLY APPROVE WITH CONDITIONS AND PARTIALLY DENY A SPECIAL PERMIT AND A SITE PLAN REVIEW TO REESTABLISH A USED CAR DEALERSHIP AND ISSUANCE OF A USED CAR DEALERSHIP LICENSE IN ONE HALF (5,000 SQ. FT.) OF THE EXISTING BUILDING AND REESTABLISH A MOTOR VEHICLE RECYCLING AND DISASSEMBLY BUSINESS IN THE REMAINING 5,000 SQ. FT. OF BUILDING SPACE IN AN I-L ZONE.**

**A. APPROVED: THE PORTION OF THE PETITION REQUESTING THE AMENDED CERTIFICATE OF LOCATION (ACL) FOR A USED CAR DEALERSHIP HAS BEEN APPROVED WITH THE FOLLOWING CONDITIONS:**

1. THE PETITIONER SHALL NOT ENTER INTO ANY AGREEMENTS OR CONTRACTS TO TOW VEHICLES WITH ANY PUBLIC OR PRIVATE STATE OR MUNICIPAL ORGANIZATIONS AT ANY TIME FOR ANY REASON.
2. THE STORAGE OF ANY JUNKED, DILAPIDATED OR INOPERABLE VEHICLES IS STRICTLY PROHIBITED.

FOR THE FOLLOWING REASON: THE GRANTING OF AN ACL WILL HAVE NO ADVERSE IMPACT ON THE IMMEDIATE AREA.

B. DENIED: THAT PORTION OF THE PETITION REQUESTING THE ISSUANCE OF AN AUTO RECYCLING AND DISASSEMBLY LICENSE HAS BEEN DENIED. ALSO DENIED IS THE STORAGE OF JUNKED, DILAPIDATED AND INOPERABLE VEHICLES.

FOR THE FOLLOWING REASONS:

1. THE PETITIONER'S ATTORNEY OFFERED TO ABANDON THE RECYCLING/JUNK YARD BUSINESS.
2. AS THE REDEVELOPMENT IN THE IMMEDIATE AREA IS IN PROCESS, COMBINED WITH THE SEAVIEW AVENUE CORRIDOR PROJECT, TOWING AND STORAGE OF DILAPIDATED, INOPERABLE VEHICLES, AS WELL AS THE AUTO RECYCLING/JUNK YARD ACTIVITY IS NO LONGER AN ACCEPTABLE USE ON THIS SITE OR IN THIS NEIGHBORHOOD.

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 December 5, 2017.

OUR FILE: D-1(16-52) RE: 1671 FAIRFIELD AVENUE – Seeking a revised certificate of approval of location to establish a used car dealership and the upgrade of a general repair license to a used car dealership in the existing commercial building in an I-L zone.

**\*\* COMMISSIONER WALKER MOVED TO CONTINUE THE ITEM SEEKING A REVISED CERTIFICATE OF APPROVAL OF LOCATION TO ESTABLISH A USED CAR DEALERSHIP AND THE UPGRADE OF A GENERAL REPAIR LICENSE TO A USED CAR DEALERSHIP IN THE EXISTING COMMERCIAL BUILDING IN AN I-L ZONE UNTIL JANUARY 30, 2017 AT THE REQUEST OF THE COMMISSION MEMBER, TO ENABLE THE PETITIONER ADDITIONAL TIME TO CLEAN UP BOTH FRONT AND REAR PARKING AREAS.**

**\*\* COMMISSIONER FILOTEI SECONDED THE MOTION.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

OUR FILE D-2 (16-53) RE: TEXT AMENDMENT – Seeking to amend Article 2, Sec 2-2 definitions and Table 6, Sec. 6-4-5 religious institutions relating to the use of commercial kitchens by special permit located within houses of worship in office retail and downtown zones.

**\*\* COMMISSIONER PHILLIPS MOVED TO DEFER (FOR A 2ND TIME) THE TEXT AMENDMENT – SEEKING TO AMEND ARTICLE 2, SEC 2-2 DEFINITIONS AND TABLE 6, SEC. 6-4-5 RELIGIOUS**



**INSTITUTIONS RELATING TO THE USE OF COMMERCIAL KITCHENS BY SPECIAL PERMIT LOCATED WITHIN HOUSES OF WORSHIP IN OFFICE RETAIL AND DOWNTOWN ZONES. TO JANUARY 30, 2017 TO ENABLE THE OPED PLANNING DEPARTMENT TO REVIEW AND COMMENT ON THE PROPOSED TEXT CHANGES.**

**\*\* COMMISSIONER FEDELE SECONDED THE MOTION.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**OUR FILE D-3 (16-54) RE: 35 – 69 BENHAM AVENUE – Seeking an adaptive reuse under Sec. 12-15 and a special permit and a site plan review to permit the conversion of the existing industrial building into a mixed-use building having light industrial and warehousing on the 1st floor and 36 residential units on the 2nd floor in an R-B zone.**

**\*\* COMMISSIONER FEDELE MOVED TO APPROVE AN ADAPTIVE REUSE UNDER SEC. 12-15 AND A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE CONVERSION OF THE EXISTING INDUSTRIAL BUILDING INTO A MIXED-USE BUILDING HAVING LIGHT INDUSTRIAL AND WAREHOUSING ON THE 1ST FLOOR AND 36 RESIDENTIAL UNITS ON THE 2ND FLOOR IN AN R-B ZONE WITH THE FOLLOWING CONDITION:**

**THE REDEVELOPING IF THE SUBJECT PREMISES SHALL BE IN STRICT ACCORD WITH THE PLAN SUBMITTED TO AND APPROVED BY THE COMMISSION.**

**FOR THE FOLLOWING REASONS:**

- 1. PRESERVES THE INTEGRITY OF AN HISTORICAL BUILDING IN THE CITY OF BRIDGEPORT.**
- 2. THE REDEVELOPMENT AND CLEANUP OF THIS PROPERTY WILL A VAST IMPROVEMENT TO THE WOOD-PARK AREA.**
- 3. THE PROJECT AS APPROVED IS IN COMPLIANCE WITH THE SPECIAL PERMIT STANDARDS OF SEC. 14-4-4, AS WELL AS THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5.**

**The expiration date of the Special Permit approval, as required under Sec. 14-4-5 of the Zoning Regulations of the City of Bridgeport, CT has been established as December 5, 2017.**

**\*\* COMMISSIONER WALKER SECONDED THE MOTION.**

**\*\* THE MOTION PASSED WITH ONE OBJECTION (COMMISSIONER FILOTEI).**

**OUR FILE (16-55) RE: 317 MOUNTAIN GROVE STREET – Seeking special permit and a site plan review to legalize several uses within the existing industrial building manufacturing, wholesale trade, warehousing and industrial service in an I-L zone.**

**\*\* COMMISSIONER WALKER MOVED TO APPROVE THE SPECIAL PERMIT AND A SITE PLAN REVIEW TO LEGALIZE SEVERAL USES WITHIN THE EXISTING INDUSTRIAL BUILDING MANUFACTURING,**

**WHOLESALE TRADE, WAREHOUSING AND INDUSTRIAL SERVICE IN AN I-L ZONE WITH THE FOLLOWING CONDITION:**

The redeveloping if the subject premises shall be in strict accord with the plan submitted to and approved by the Commission.

- 1. THE REDEVELOPMENT AND CLEAN-UP OF THIS PROPERTY WILL BE A VAST IMPROVEMENT TO THE NEIGHBORHOOD.**
- 2. THE PROJECT AS APPROVED IS IN COMPLIANCE WITH THE SPECIAL PERMIT STANDARDS OF SEC. 14-4-4, AS WELL AS THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5.**
- 3. ALL TENANTS OF THIS COMPLEX ARE REQUIRED TO FILE AN APPLICATION FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE.**

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 December 5, 2017.

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

**OUR FILE (16-56) RE: 650 BROOKLAWN AVENUE – Seeking a special permit and site plan review to legalize the two (2) pool tables in the existing full service restaurant in an OR zone.**

- \*\* COMMISSIONER FEDELE MOVED TO DENY A SPECIAL PERMIT AND SITE PLAN REVIEW TO LEGALIZE THE TWO (2) POOL TABLES IN THE EXISTING FULL SERVICE RESTAURANT IN AN OR ZONE FOR THE FOLLOWING REASONS:**

- 1. THE ADDITION OF POOL TABLES TO THE EXISTING RESTAURANT FACILITY DOES NOT COMPLY WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5 OR THE SPECIAL PERMIT STANDARDS OF SEC. 14-4-4.**
- 2. AN APPROVAL OF THIS PETITION WOULD REINFORCE THE EXISTING ADVERSE IMPACT, NOISE AND COMPLAINTS TO THE CITY OF BRIDGEPORT POLICE DEPARTMENT IN THE IMMEDIATE AREA, AS WELL AS BEING AN OVERUSE OF THE SUBJECT PREMISES.**
- 3. THIS RESTAURANT IS LOCATED IN AN AREA WITH CRITICAL TRAFFIC CONGESTION WITH VIRTUALLY NO OFF-STREET PARKING AND THE INTRODUCTION OF AN ADDITIONAL USE HAS ADDED TO THE TRAFFIC CONGESTION, AS WELL AS INCREASING THE POSSIBLE DETRIMENT TO THE PUBLIC SAFETY.**

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

**OUR FILE (16-57) RE: 510 EAST MAIN STREET – Seeking a special permit and a site plan review to convert the existing fast food take-out restaurant into a full service restaurant and the issuance of a (service bar) restaurant liquor license in an OR zone.**

**\*\* COMMISSIONER MORENO MOVED TO APPROVE A SPECIAL PERMIT AND A SITE PLAN REVIEW TO CONVERT THE EXISTING FAST FOOD TAKE-OUT RESTAURANT INTO A FULL SERVICE RESTAURANT AND THE ISSUANCE OF A (SERVICE BAR) RESTAURANT LIQUOR LICENSE IN AN OR ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE DINING AREA AND SERVICE BAR SHALL BE IN STRICT ACCORD WITH THE FLOOR PLAN SUBMITTED TO AND APPROVED BY THE COMMISSION.**
- 2. ALL ALCOHOLIC BEVERAGES ARE TO BE SERVED BY THE STAFF FROM A SERVICE BAR TO PATRONS SEATED AT A TABLE FOR DINING.**

**FOR THE FOLLOWING REASONS:**

**THE SERVING OF ALCOHOLIC BEVERAGES IS CUSTOMARY WITH THE SERVING OF MEALS.**

**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 December 5, 2017.**

**\*\* MR. FILOTEI SECONDED THE MOTION.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**OUR FILE (16-58) RE: TEXT AMENDMENT – Seeking to amend the liquor regulations of Sec, 12-10a, 12-10b and 12-10e and eliminate Sec. 12-10c and 12-10d and have all future liquor applicants seek a special permit and a site plan review.**

**\*\* COMMISSIONER PHILLIPS MOVED TO DEFER THE TEXT AMENDMENT – SEEKING TO AMEND THE LIQUOR REGULATIONS OF SEC, 12-10A, 12-10B AND 12-10E AND ELIMINATE SEC. 12-10C AND 12-10D AND HAVE ALL FUTURE LIQUOR APPLICANTS SEEK A SPECIAL PERMIT AND A SITE PLAN REVIEW TO JANUARY 30, 2017 TO ENABLE THE OPED PLANNING DEPARTMENT TO REVIEW AND COMMENT ON THE PROPOSED TEXT CHANGES.**

**\*\* COMMISSIONER FILOTEI SECONDED THE MOTION.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**OUR FILE (16-59) RE: 1044 BROOKLAWN AVENUE – Seeking a special permit and a site plan review to permit the establishment of package store use and the issuance of a package store liquor permit in the existing retail building in an OR zone.**

**\*\* COMMISSIONER PHILLIPS MOVED TO DEFER A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF PACKAGE STORE USE AND THE ISSUANCE OF A PACKAGE STORE**

**LIQUOR PERMIT IN THE EXISTING RETAIL BUILDING IN AN OR ZONE TO JANUARY 30, 2017 AS IT WAS IMPROPERLY BEFORE THE COMMISSION AT THIS TIME.**

**\*\* COMMISSIONER FILOTEI SECONDED THE MOTION.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**OUR FILE (16-60) RE: TEXT AMENDMENT – Seeking to amend Table 2.A to permit "Vehicle Service Facilities", including car wash and gasoline stations, in the MU-W zone.**

**\*\* COMMISSIONER PHILLIPS MOVED TO APPROVE THE TEXT AMENDMENT – SEEKING TO AMEND TABLE 2.A TO PERMIT "VEHICLE SERVICE FACILITIES", INCLUDING CAR WASH AND GASOLINE STATIONS, IN THE MU-W ZONE WITH THE EFFECTIVE DATE OF MONDAY, DECEMBER 5, 2016 FOR THE FOLLOWING REASONS:**

- 1. CLARIFICATION OF LANGUAGE REGARDING "LIGHT" AUTOMOTIVE SERVICE.**
- 2. NEIGHBORHOOD SUPPORT AND POSITIVE RECOMMENDATION FROM THE EAST SIDE NEIGHBORHOOD REVITALIZATION ZONE.**
- 3. PROVIDES MUCH NEEDED SERVICES TO THE SEAVIEW AVENUE CORRIDOR WHICH HAS BEEN ABSENT FOR DECADES.**

**\*\* COMMISSIONER FEDELE SECONDED THE MOTION.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**OUR FILE (16-61) RE: 740 STRATFORD AVENUE & 837 SEAVIEW AVENUE – Seeking General Development Plan approval and Coastal Site Plan review in connection with a proposal to construct a retail and commercial development to include a grocery store, retail, restaurants, movie theater, entertainment venues, car wash and gasoline station, as well as a publicly accessible harbor walk and fishing pier and related parking and site improvements. The subject property consists of the northern 28+/- acre portion of property currently owned by the City of Bridgeport Port Authority and located in the MU-W zone. Said property is bordered by Yellow Mill Pond to the west, Stratford Avenue to the north, Seaview Avenue to the east and property n/f owned by the City of Bridgeport Public Works and City of Bridgeport Port Authority to the south.**

**\*\* COMMISSIONER WALKER MOVED TO APPROVE GENERAL DEVELOPMENT PLAN APPROVAL AND COASTAL SITE PLAN REVIEW IN CONNECTION WITH A PROPOSAL TO CONSTRUCT A RETAIL AND COMMERCIAL DEVELOPMENT TO INCLUDE A GROCERY STORE, RETAIL, RESTAURANTS, MOVIE THEATER, ENTERTAINMENT VENUES, CAR WASH AND GASOLINE STATION, AS WELL AS A PUBLICLY ACCESSIBLE HARBOR WALK AND FISHING PIER AND RELATED PARKING AND SITE IMPROVEMENTS. THE SUBJECT PROPERTY CONSISTS OF THE NORTHERN 28+/- ACRE PORTION OF PROPERTY CURRENTLY OWNED BY THE CITY OF BRIDGEPORT PORT AUTHORITY AND LOCATED IN THE MU-W ZONE. SAID PROPERTY IS BORDERED BY YELLOW MILL POND TO THE WEST, STRATFORD AVENUE TO THE NORTH,**

**SEAVIEW AVENUE TO THE EAST AND PROPERTY N/F OWNED BY THE CITY OF BRIDGEPORT PUBLIC WORKS AND CITY OF BRIDGEPORT PORT AUTHORITY TO THE SOUTH WITH THE FOLLOWING CONDITIONS:**

- 1) ALL SOIL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE START OF THE DEVELOPMENT.**
- 2) THE PETITIONER SHALL INCORPORATE ALL RECOMMENDATIONS OF THE CITY ENGINEER INTO THIS PROJECT AS STATED IN HIS REPORT DATED NOVEMBER 29, 2016.**

**FOR THE FOLLOWING REASONS:**

**THE GENERAL DEVELOPMENT PLAN (GDP) FINDINGS: 1) AS PRESENTED AND APPROVED, IS COMPATIBLE WITH THE BRIDGEPORT MASTER PLAN. 2) THE GDP DEMONSTRATES RESPECT FOR ENVIRONMENTAL QUALITIES OF THE SITE; ADDRESSES THE WATER DEPENDENT USES, IF ANY; ADDRESSES FLOOD MANAGEMENT CONCERNS AND PROVIDES OPEN SPACE FOR THE PROPOSED USES WHERE APPLICABLE. 3) THE GDP DEMONSTRATES RESPECT FOR THE SURROUNDING PROPERTIES THROUGH APPROPRIATE SETBACKS OR OTHER DESIGN CONTROLS. 4) THE GDP PROMOTES THE ECONOMIC WELLBEING OF THE CITY. 5) THE GDP IS FOR A TRACT OF LAND, WHICH MEETS THE ELIGIBILITY OF SECTION 9-4-3.**

**COASTAL AREA MANAGEMENT (CAM) FINDINGS: 1) THE PROPOSED ACTIVITY IS CONSISTENT WITH ALL APPLICABLE GOALS AND POLICIES IN SECTION 22A-92. 2) INCORPORATES AS CONDITIONS OR MODIFICATIONS, ALL REASONABLE MEASURES WHICH WOULD MITIGATE THE ADVERSE IMPACTS OF THE PROPOSED ACTIVITY ON BOTH COASTAL RESOURCES AND FUTURE WATER-DEPENDENT DEVELOPMENT ACTIVITIES. 3) THE PUBLIC ACCESS, AS DEPICTED ON THE OVERALL PLAN OF DEVELOPMENT, SATISFIES THE REQUIREMENT FOR WATER DEPENDENT USES ACCORDING TO THE PETITIONER'S ATTORNEY.**

**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 DECEMBER 5, 2017.**

- \*\* COMMISSIONER PHILLIPS SECONDED THE MOTION.**
- \*\* THE MOTION PASSED UNANIMOUSLY.**

**RE: 2475 FAIRFIELD AVENUE – Seeking a special permit and a site plan review and under Sec. 14-54 of the CT General Statutes and Sec. 12-2 of the Zoning regulations an approval of location for an automotive restoration business and the issuance of a used car dealership motor vehicle license in an OR zone.**

**\*\* COMMISSIONER WALKER MOVED TO APPROVE A SPECIAL PERMIT AND A SITE PLAN REVIEW AND UNDER SEC. 14-54 OF THE CT GENERAL STATUTES AND SEC. 12-2 OF THE ZONING REGULATIONS AN APPROVAL OF LOCATION FOR AN AUTOMOTIVE RESTORATION BUSINESS AND THE ISSUANCE OF A USED CAR DEALERSHIP MOTOR VEHICLE LICENSE IN AN OR ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE PETITIONER SHALL FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.**
- 2. ALL OF THE ZONING BOARD OF APPEALS' CONDITIONS STATED IN THEIR JANUARY 12, 2016 APPROVAL LETTER ARE ALSO INCORPORATED IN THIS APPROVAL.**
- 3. MOTOR VEHICLE CONDITIONS "C"**

**FOR THE FOLLOWING REASONS:**

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

**THE EXPIRATION DATE OF THE SPECIAL PERMIT APPROVAL, AS REQUIRED UNDER SEC. 14-4-5 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT, CT HAS BEEN ESTABLISHED AS DECEMBER 5, 2017.**

**OUR FILE CA-1 RE: 2316 FAIRFIELD AVENUE – Seeking under Sec. 14-54 of the CT General Statutes an amended certificate of approval of location for a DMV used car dealership license and repairer's license under new ownership in an OR zone.**

Due to questions the Commissioners need clarification about it was decided the petitioner should attend the next public hearing on January 30, 2017.

**OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE COMMISSION**

**OUR FILE CA-2 RE: 252 HALLETT STREET – Requesting a 2nd 1-year extension of time of the approved Special Permit and Coastal Site Plan Review which is to expire on November 3, 2016.**

Mr. Buckley stated that he sent the letter approving the 1-year extension.

The new expiration date of the Special Permit and Coastal Site Plan Review has been established as November 3, 2017.

**OUR FILE CA-3 RE: 273 & 279 – 301 WEST AVENUE – Requesting a 1-year extension of time of the approved Special Permit which is to expire on February 1, 2017.**

Mr. Buckley stated that he sent the letter approving the 1-year extension.

The new expiration date of the Special Permit has been established as February 1, 2018.

**OB-1 RE: 62 & 80 CHERRY STREET, 1325 & 1341 RAILROAD AVENUE, 375 & 437 HOWARD AVENUE**

**\*\* COMMISSIONER WALKER MOVED TO APPROVE THE REDEVELOPMENT OF THE SUBJECT SITE INTO A 2-PHASE PROJECT KNOWN AS "CHERRY STREET LOFTS" WITH 68-80 CHERRY STREET AS PHASE 1: THE CONSTRUCTION OF TWO BUILDINGS CONTAINING A TOTAL OF 157 RESIDENTIAL UNITS. IN ADDITION, 178 PARKING SPACES WILL BE PROVIDED FOR THE RESIDENTS OF THE NEWLY CONSTRUCTED BUILDING.**

**\*\* COMMISSIONER PHILLIPS SECONDED THE MOTION.**

**\*\* THE MOTION PASSED WITH ONE OBJECTION (COMMISSIONER FILOTEI)**

#### APPROVAL OF MINUTES

##### **Minutes of November 1, 2016**

**\*\* MR. FILOTEI MOVED TO APPROVE THE MINUTES OF NOVEMBER 1, 2016 AS SUBMITTED.**

**\*\* MR. MORENO SECONDED THE MOTION.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

#### ADJOURNMENT

**\*\* MR. FILOTEI MOVED TO ADJOURN.**

**\*\* MR. WALKER SECONDED THE MOTION.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 11:21 p. m.

Respectfully submitted,

Tom Blaney

Telesco Secretarial Services