

**THE CITY OF BRIDGEPORT
PLANNING & ZONING COMMISSION
SEPTEMBER 24, 2018**

ATTENDANCE: Melville Riley, Chair; Reginald Walker; Carlos Moreno; Robert Filotei; Tom Fedele; Cesar Cordero; Bob Morton; Arturo Gravano

STAFF: Dennis Buckley, Zoning Official; Russell Liskov, City Attorney

CALL TO ORDER

Mr. Riley called the meeting to order at 6:45 p. m. A quorum was present.

CITY BUSINESS

(18-38) 8-24 Referral – Petition of the Office of Planning & Economic Development (OPED) – Requesting under Sec. 8-24 of the CT General Statute, a favorable recommendation to the City Council regarding the sale of four (4) city owned residential parcels of property located in an R-C zone. (91-93, 95-97 and 99-103 Ridge Avenue & 119 Davenport Street)

Mr. Max Perez came forward. He asked for a favorable recommendation to sell the properties.

DEFERRED BUSINESS

D-1 (18-35) 547 North Ave. – Petition of 547 N Avenue Bridgeport Realty, LLC – Seeking a special permit and a site plan review to permit the establishment of a convenience store use in conjunction with the gasoline station use in an existing commercial building in an I-L zone.

Mr. Riley stated that the item was withdrawn by the petitioner.

NEW BUSINESS

(18-39) 4100 & 4150-4180 Park Ave. – Petition of ABS Capital Company, LLC – Seeking a zone change from a residential multi-family zone (RC) to a residential high-density zone (R-CC) to permit the construction of a 5-story 170-unit apartment building on all that certain piece or parcel of land, with the improvements thereon, situated in the City of Bridgeport, County of Fairfield, and State of Connecticut depicted on a map entitled, “Improvement Location Survey, of Property Located at 4100-4150 Park Avenue, Bridgeport, Connecticut, Prepared for ABS Capital Company, LLC, dated July 27, 2018, scale 1”=30’ by Rose-Tiso & Co., LLC”, said parcel being more particularly bounded and described as follows: Commencing at a point on the easterly street line of Park Avenue, said point being the southwesterly corner of land now or formerly of Jewish Home for the Elderly of Fairfield

County, Inc., said point also being the northwesterly corner of the parcel herein described; Thence in a northeasterly direction, bounded northwesterly by land now or formerly of Jewish Home for the Elderly of Fairfield County, Inc., the following two courses: N 78° 38' 11" E, 149.55 feet and N 77° 13' 59" E, a distance of 106.80 feet to a point; Thence in a southeasterly and northeasterly direction, bounded northeasterly and northwesterly by land now or formerly of "Monticello Manor" Condominium, the following two courses: S 22° 11' 30" E, 117.00 feet, and N 67° 48' 30" E, 106.76 feet, to a point, Thence S 22° 11' 30" E, bounded northeasterly by land now or formerly of "Monticello Manor" Condominium and by land now or formerly of "The Mews at Bridgeport" Condominium, each in part, a distance of 382.14 feet to a point; Thence in a westerly direction, bounded southerly by land now or formerly of Holy Trinity Greek Orthodox Church, the following three courses: S 79° 36' 17" W, 100.49 feet, S 80° 26' 33" W, 134.46 feet, and S 78° 58' 09" W, a distance of 132.18 feet to a point, Thence along the easterly street line of Park Avenue, the following two courses: N 20° 19' 53" W, 7.88 feet and N 22° 11' 30" W, a distance of 461.31 feet to the point of commencement. Said described parcel of land contains 158,505 square feet or 3.6388 acres.

Attorney Charles Willinger came forward in support of the item. He stated that he is seeking a zone change from a R-C zone to a R-CC zone. He stated that the notice states a five story building but, in actuality, it is a four story building. He stated that because the building is less than as advertised, it is not an issue. The public hearing can go forward.

Atty. Willinger stated that his client is under contract to purchase Monticello Gardens. The new building will replace Monticello Gardens. He stated that ABS Capital will own the \$60 million building and has no intention of selling or leasing the building to Sacred Heart University. It will be managed and run by ABS Capital. The apartments will only be available for rent to Junior year, Senior year, and Graduate students of Sacred Heart University.

Atty. Willinger stated that Monticello Gardens is about 40 years old. The units and the property is old and tired. The property slopes down towards the rear of the property. The first floor of the building will not be visible from Park Avenue. The Jewish Senior Services building which is one building to the north is six stories. That building is highly visible. Atty. Willinger stated that to the south of the property is the Holy Trinity Church.

Atty. Willinger stated that the original plan for the building by ABS Capital, was six stories high. He stated that the plan has been redone to make the building four stories high. It also broke up the look and feel of the building so that it will have less dense and mass. The plan has been scaled down by 40%.

Atty. Willinger stated that there will be no increase in storm water runoff, and there will be no impact on the drainage system. He stated that a traffic study was done and there will be no negative impact on traffic in the neighborhood. He stated that the plan meets every requirement of zoning requirements.

Atty. Willinger stated that there will be a one-story parking bed in the rear of the property. He stated that the facility will have 179 units. 36 of the units will be studios. 143 will be three bedroom apartments.

Mr. Seelah Pather came forward in support of the item. He stated that he is the architect for the project. Atty. Willinger stated that a site plan has been submitted with the request of zone change. If the petition is granted, it includes the right to go forward with the plans as submitted.

Mr. Pather stated that the property is sloped. There is a nine foot difference between the road and the entrance of the building. From the street, the first floor is not visible. The building will include a gym, library, lounge area, and a self-contained courtyard. The parking garage is in the rear of the building. The building will have 179 units with approximately 644 beds. 262 parking spaces will be in the garage. Mr. Pather stated that the height of the building is 60 feet.

Atty. Willinger stated that Sacred Heart University will never own the building. He stated that his client is willing to send a letter to the Office of Economic Development and to this Commission stated that the building will never be sold to Sacred Heart University. He stated that S. H. U. cannot afford the building.

Atty. Willinger stated that the plan complies with the Comprehensive Plan. The plan is in harmony with the neighborhood. He stated it is consistent with the Master Plan. He stated that it makes good planning sense.

Atty. Willinger stated that the R-CC Zone is a new zone as of 2015. The zone is to allow for densities higher than the R-C Zone if it is near transit hubs and near transit corridors. It also must be near large employers. He stated that the plan exceeds all of these standards, purpose and intent of the zone.

Atty. Willinger stated that through the years, Park Avenue had residents that could no longer afford them. There have been zoning changes up and down Park Avenue as a result of the economic changes. Buildings in the area have been approved with much more intense use than the plan we are presenting. Our building is in line with the character of the neighborhood.

Atty. Willinger stated that many residents in the area have had issues with the students that rent houses in the area. He stated that the problem has been so large an issue that a resolution was proposed in the Ordinance Committee in 2016. He stated that the resolution regarded off campus student housing in family oriented neighborhoods. The resolution proposed requiring the owners of the houses to physically occupy the buildings that they rent. Atty. Willinger stated that our building helps reduce the number of students renting homes in the neighborhood.

Mr. Andrew Sanmarco stated that ABS Capital will hire a company to provide Resident Assistants, security, fees, and other services.

Mr. Mike Galante came forward in support of the item. He stated that if the building were built, there would be 54 additional cars on Park Avenue during morning commuting hours. He stated that there would be an additional 70 cars in afternoon commuting hours.

Mr. Norman Benedict came forward in support of the item. He stated that the buildings that have been built recently have not shown any negative impact on the price of homes in the neighborhood. He stated that the building in this plan will not adversely impact the prices of real estate in the area.

Atty. Willinger stated that our planned building is in compliance with the Master Plan. The building has high quality design standards. The Master Plan recognizes the importance of educational institutions in the City. He stated that the university has a \$750 million impact on the economy of the City each year.

Mr. Arthur Hirsh came forward in support of the item. He stated that traffic in the area is only an issue if there is a festival at the Holy Trinity Church. The site has been blighted for the past ten years. He stated that the security at the building will be strong and there will not be any tolerance of unruly behavior.

Mr. David Coppola came forward in support of the item. He stated that Sacred Heart University will not seek to own the building. He stated that the university cannot afford the building. He stated that the building will reduce the number of issues that have been caused by students living in houses.

Mr. Bill Coleman came forward in support of the item. He stated that the land use density of the building will be appropriate for the area. He stated that the building will have a high grade of architecture and be an improvement to the look and feel of the neighborhood. He stated that the building will be an appropriate expansion of the university.

Mr. Buckley counted 20 people in the audience that opposed the item.

Ms. AmyMarie Vizzo-Paniccia came forward in opposition to the item. She stated that traffic will increase because of the building. She stated that the university does not contribute to the City. It is a burden on the City. She stated that the number of students renting homes in the area will not decrease. She stated that the building will not remain at four stories. There will be stories added to the building at a later date. She stated that the building will be sold to Sacred Heart University.

Ms. Vizzio-Paniccia read a letter of opposition into the record. The letter was from Dan and Sharon Donaldson. The Donaldsons stated that the building will not lower the number of students renting homes in the neighborhood.

Ms. Marjorie Rosten submitted a petition in opposition to the item with 47 signatures. She stated that the Seymour I. Hollander apartments have had incidents of S. H. U. students drinking in their parking lot. She stated that the proposed site will not have adequate parking. Students currently park along the streets and cause congestion. Many of the students at this building will have cars and make the traffic conditions even worse. She stated that traffic lights and crosswalks should be added to the avenue to make it safer.

Ms. Michelle Lyons came forward in opposition to the item. She stated that we need information from the Engineering Department so that we know what improvements are going to be needed to infrastructure in the area. She stated that rezoning has caused issues and there is a shortage of parking in the area. She stated that the location could be used for single family housing.

Ms. Margaret Freeman stated that traffic is a big problem in the area. She stated that the rental homes in the area will be cheaper for students and they will not choose to move into the new building. She

stated that the area is overcrowded and many cars speed on Park Avenue. She stated that we should ask the Police Department what they think of the plan.

Ms. Gabriella Kovacs came forward in opposition to the item. She stated that the behavior of the students is horrendous. There is not enough security to handle 179 additional units for the students. Maintenance will also be an issue.

Mr. Tom Herokede came forward in opposition to the item. He stated that the proposed plan does not meet the public transportation requirements for the zone change. The students will not be utilizing the public busses and train system. They will be driving to class and contributing to the congested traffic and parking issues.

Fr. George Liyadrtis came forward in opposition to the item. He stated that a decision on this item should not be made tonight. He stated that we need time to do our due diligence. He stated that the avenue needs to be paved and street lights should be installed. He stated that increasing density while not improving the roads will possibly lead to someone being killed in an accident.

Mr. Gus Askitish came forward in opposition to the item. He stated that traffic in the area is horrible. The students will be parking on the surrounding streets. It is dangerous to have so many cars parked on the tighter streets in the neighborhood.

Reverend Mark Smith came forward in opposition to the item. He stated that the plan will negatively impact the quality of life in the area. Increases in density that is caused by this building is not consistent with the long range goals of the City. The change in zone will give valuable property to the university while giving up opportunities to use the location for other purposes. We do not need short term student residents. We need housing for people that are going to make a home here and stay here for life.

Mr. Tom Hallas came forward in opposition. He stated that there is limited parking at the Trinity Church. He stated that students currently take up a large amount of parking. The students drive fast and cause a danger to pedestrians. He stated that since Sacred Heart University will not be responsible for security at the building, they will tell us that it is not their problem if there is an incident.

Ms. Jeanette Herron came forward in opposition to the item. She stated that we pay high taxes and the university is a drain on the city. She stated that the plan will negatively impact traffic and not improve the issue of students living in residential areas of the neighborhood.

Ms. Katie Smith came forward in opposition to the item. She stated that we need more time to look at the plan. Many residents are not aware of the plan and need time to evaluate it.

Ms. Geraldine Baldwin came forward in opposition to the item. She stated that parking has been a difficult issue for many years. The traffic is extremely congested.

Atty. Willinger came forward with his rebuttal. He stated that the council members that came forward would not agree to meet with the developer. He stated that the location used for single family housing.

Atty. Willinger stated that ample security will be provided by the developer to protect their \$60 million investment. He stated that the building will not be sold to Sacred Heart University. We will send a letter to OPED and the Board stating that the property will never be sold to Sacred Heart University. He stated that we will provide shuttles to and from the building if Sacred Heart does not.

(18-40) 500 Main St. – Petition of Harbor Yard Amphitheater, LLC – Seeking a site plan review and a coastal site plan review to permit the conversion of the existing baseball stadium into a 5,500 seat open-air Amphitheatre in the DVD-TOD zone and coastal area.

Mr. Howard Saffan came forward in support of the item. He stated that the facility will have 25 concerts and 50 community events each year.

Mr. Steve Stevens came forward in support of the item. He stated nothing changes in terms of parking capacity.

Chairman Riley stated that John Goucher has stated he has no comments on the plan.

Mr. Mingello came forward in support of the item. He stated that the office space will and backstage area will be in the outfield area. He stated that the stage will be where second base is now. Seating will be installed where the infield is now. We will be adding bathrooms and have a VIP lounge. The dugouts will be converted to bars.

Mr. Bill Coleman stated that the amphitheater will be a great asset for the City.

(18-41) 1103 Main St. – Petition of Blvd Unlimited, Inc. – Seeking an approval of location for a café liquor establishment/karaoke bar and the issuance of a café liquor permit in the existing commercial building in the DVD-CORE zone.

Mr. Benny Rivera came forward in support of the item. He stated that there will be a main bar area. The bar will sit 18 customers. There will also be private rooms. There will be no structural changes to the building. The customers will use street parking.

Mr. Coleman came forward in support of the item. He stated that experiential retail is growing and this business will be good for the City.

(18-42) 1327 Reservoir Ave. – Petition of Dimarys Cabrera – Seeking a special permit, site plan review and a zone change from a residential one-family zone (RA) to a residential multi-family zone (R-C) to permit the construction of two (2) buildings containing 12 residential units beginning at a point on the west side of Reservoir Avenue marked with an iron pin, thence S 81°29'14" W a distance of 119.96' along land now or Formerly Layne; thence S 05°19'03" E a distance of 150.00' along land now or formerly Layne and land now or formerly Logrono, each in part; thence S 81°29'17" W a distance of 105.59' along land now or formerly Crumpton and land now or formerly Banks, each in part to an iron pin; thence N 09°20'15" W a distance of 62.59'; thence N 17°26'08" W a distance of 84.93'; thence N 06°47'12" W a distance of 92.35' all along land now or formerly Second Stone Ridge Coop. Corp.; thence N 84°52'58" E a distance of 96.91' along land now or formerly Full Gospel Pentacostal Church;

thence N 84°52'58" E a distance of 152.88' along land now or formerly Jones to a point on the west side of Reservoir Avenue; thence S 05°18'53" E a distance of 74.35' along Reservoir Avenue to the point and place of beginning, having an area of 37464 square feet, or 0.860 acres more or less.

Mr. Riley stated that the item will be deferred to next month.

(18-44) 3777 (aka 3779) Main St. – Petition of Daniela Castellanos d/b/a Kiosko Diner Mexican Grill, LLC – Seeking a special permit and a site plan review to permit the conversion of the existing take-out restaurant into a 40-seat full service restaurant in an OR-R.

MS. Daniela Castellanos came forward in support of the item. She stated that after she purchased the business she discovered that she needed a special permit. She seeks to seat 40 customers in the restaurant. It will be serving Mexican food.

(18-45) 73 River St. – Petition of Exodus Escapes, LLC – Seeking a special permit and a site plan review to permit the establishment of a recreational “escape room” adventure venue in the existing commercial building in an I-L zone.

Mr. John Kitrell and Ms. Jinelle Lasinky came forward in support of the item. Mr. Kitrell stated that they will have 2-4 employees with the plan of having 4-6 employees within 12 months. He stated that the adventure venue is an Arts & Entertainment type business and is not typical for this area. He stated that we will have a positive cultural impact on the City, and will provide entertainment for the many college students that live here.

MR. Kitrell stated that the business will be closed on Mondays. It will be open from Tuesday to Sunday. We have 17 parking spaces in the lot. We plan on painting lines and directional signs on the pavement. He stated that we hope to open for business in December.

Mr. Coleman stated that we support this unique business. It provides a different type of entertainment experience for our residents.

TABLED BUSINESS

T-1 (18-33) 118 Lindley St. – Petition of Carsation, LLC – Seeking a DMV certificate of approval of location for the display and sales of motor vehicles and the issuance of a used car dealership license in the existing commercial building in an I-L zone and coastal area. (for DECISION ONLY)

**** COMMISSIONER FELOTEI MOVED TO APPROVE) 118 LINDLEY ST. – PETITION OF CARSATION, LLC – SEEKING A DMV CERTIFICATE OF APPROVAL OF LOCATION FOR THE DISPLAY AND SALES OF MOTOR VEHICLES AND THE ISSUANCE OF A USED CAR DEALERSHIP LICENSE IN THE EXISTING COMMERCIAL BUILDING IN AN I-L ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITIONS:**

1. AN OFF-STREET PARKING AREA MUST BE PROVIDED FOR CUSTOMERS AND EMPLOYEES OF THIS BUSINESS.

2. THERE MUST BE AN OFF-STREET DISPLAY AREA EXHIBITING VEHICLES FOR SALE, AS WELL AS A REPAIR AREA FOR VEHICLES BEING OFFERED FOR SALE OR HAVING BEEN SOLD RETURNING FOR REPAIR.
3. THE TRASH CONTAINER SHALL NOT BE SITUATED IN FRONT OF THE BUILDING.
4. MOTOR VEHICLES CONDITIONS "D" ARE ALSO TO BE FOLLOWED.

FOR THE FOLLOWING REASONS:

1. ONLINE AUTO SALES, AS WELL AS THE TRADITIONAL USED CAR DEALERSHIP SALES ARE REQUIRED TO FOLLOW THE SAME DMV GUIDELINES AT THIS PRESENT TIME.
 2. AUTO SALES AND SERVICES ARE ALLOWED BY-RIGHT IN THE I-L ZONE.
- ** COMMISSIONER MORTON SECONDED THE MOTION.
- ** THE MOTION PASSED UNANIMOUSLY.

OTHER BUSINESS

(OB-1) Bylaws of the Planning & Zoning Commission – The Office of Planning & Economic Development (OPED) – Vote to accept the amendments to the PZC bylaws previously proposed at the July 30th meeting.

CONSENT AGENDA

(CA-1) 3115, 3129, 3135 Fairfield Ave. & 704 Courtland Ave. – 3115 Fairfield Avenue, LLC – Seeking a third 1-year extension of time of an approved coastal site plan review to permit the construction of a 4-story, 43-unit apartment building of which the current extension expired 09/11/18.

(CA-2) 567 Seaview Ave. – The Bridgeport & Port Jefferson Steamboat Co, Inc – Seeking a second 1-year extension of time of an approved coastal site plan review to permit the construction of a ferry terminal & dock, retail/office building and a marine repair facility of which the current extension expired 09/01/18.

(CA-3) 254 & 264 Scofield Ave. – Petition of Mark L. Testani – Seeking a 1-year extension of time for both the approved special permit, and coastal site plan review to expire 10/02/18 regarding the construction of a 3-story, 6-unit apartment building in an R-C zone and coastal area.

(CA-4) 740 Stratford Avenue & 837 Seaview Ave. – Petition of Seaview Bridgeport, LLC – Seeking a (2nd)1-year extension of time of an approved coastal site plan to expire 12/05/18 regarding the 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.

(CA-5) 1492 Fairfield Ave. – Petition of Nol Velaj d/b/a All County Auto Sales – Requesting to waive the public hearing requirement and grant under Sec. 14-54 of the CT General Statutes an amended

certificate of location for a used car dealership and a used car dealership license under new ownership in an OR-G zone.

- ** COMMISSIONER FELOTEI MOVED TO WAIVE THE PUBLIC HEARING REQUIREMENT AND GRANT UNDER SEC. 14-54 OF THE CT GENERAL STATUTES AN AMENDED CERTIFICATE OF LOCATION FOR A USED CAR DEALERSHIP AND A USED CAR DEALERSHIP LICENSE UNDER NEW OWNERSHIP IN AN OR-G ZONE WITH MOTOR VEHICLE CONDITIONS "C".
- ** COMMISSIONER CORDERO SECONDED THE MOTION.
- ** THE MOTION PASSED UNANIMOUSLY.

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE COMMISSION

Mr. Buckley stated that Lamar wants to tear the building down and it will now be a pole sign.

224 Bennett Street

Commissioner Walker recused himself.

Mr. Buckley stated that the two car garage was going to be removed. They want to stack cars but they can't. He asked the commissioners if parking spots in the adjacent lot could be counted toward their parking requirements. The commission decided that the parking spots in the adjacent lot could be used.

CITY BUSINESS

(18-38) 8-24 Referral – Petition of the Office of Planning & Economic Development (OPED) – Requesting under Sec. 8-24 of the CT General Statute, a favorable recommendation to the City Council regarding the sale of four (4) city owned residential parcels of property located in an R-C zone. (91-93, 95-97 and 99-103 Ridge Avenue & 119 Davenport Street)

- ** COMMISSIONER MORTON MOVED TO APPROVE THE PETITION OF THE OFFICE OF PLANNING & ECONOMIC DEVELOPMENT (OPED) – REQUESTING UNDER SEC. 8-24 OF THE CT GENERAL STATUTE, A FAVORABLE RECOMMENDATION TO THE CITY COUNCIL REGARDING THE SALE OF FOUR (4) CITY OWNED RESIDENTIAL PARCELS OF PROPERTY LOCATED IN AN R-C ZONE. (91-93, 95-97 AND 99-103 RIDGE AVENUE & 119 DAVENPORT STREET)
- ** COMMISSIONER WALKER SECONDED THE MOTION.
- ** THE MOTION PASSED UNANIMOUSLY.

DEFERRED BUSINESS

D-1 (18-35) 547 North Ave. – Petition of 547 N Avenue Bridgeport Realty, LLC – Seeking a special permit and a site plan review to permit the establishment of a convenience store use in conjunction with the gasoline station use in an existing commercial building in an I-L zone. (Withdrawn on 09/21/18).

- ** COMMISSIONER WALKER MOVED TO ACCEPT THE WITHDRAWL OF 547 N AVENUE BRIDGEPORT REALTY, LLC – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A CONVENIENCE STORE USE IN CONJUNCTION WITH THE GASOLINE STATION USE IN AN EXISTING COMMERCIAL BUILDING IN AN I-L ZONE.**
- ** COMMISSIONER FELOTEI SECONDED THE MOTION.**
- ** THE MOTION PASSED UNANIMOUSLY.**

NEW BUSINESS

(18-39) 4100 & 4150-4180 Park Ave. – Petition of ABS Capital Company, LLC – Seeking a zone change from a residential multi-family zone (RC) to a residential high-density zone (R-CC) to permit the construction of a 5-story 170-unit apartment building on all that certain piece or parcel of land, with the improvements thereon, situated in the City of Bridgeport, County of Fairfield, and State of Connecticut depicted on a map entitled, “Improvement Location Survey, of Property Located at 4100-4150 Park Avenue, Bridgeport, Connecticut, Prepared for ABS Capital Company, LLC, dated July 27, 2018, scale 1”=30’ by Rose-Tiso & Co., LLC”, said parcel being more particularly bounded and described as follows: Commencing at a point on the easterly street line of Park Avenue, said point being the southwesterly corner of land now or formerly of Jewish Home for the Elderly of Fairfield County, Inc., said point also being the northwesterly corner of the parcel herein described; Thence in a northeasterly direction, bounded northwesterly by land now or formerly of Jewish Home for the Elderly of Fairfield County, Inc., the following two courses: N 78° 38’ 11” E, 149.55 feet and N 77° 13’ 59” E, a distance of 106.80 feet to a point; Thence in a southeasterly and northeasterly direction, bounded northeasterly and northwesterly by land now or formerly of “Monticello Manor” Condominium, the following two courses: S 22° 11’ 30” E, 117.00 feet, and N 67° 48’ 30” E, 106.76 feet, to a point, Thence S 22° 11’ 30” E, bounded northeasterly by land now or formerly of “Monticello Manor” Condominium and by land now or formerly of “The Mews at Bridgeport” Condominium, each in part, a distance of 382.14 feet to a point; Thence in a westerly direction, bounded southerly by land now or formerly of Holy Trinity Greek Orthodox Church, the following three courses: S 79° 36’ 17” W, 100.49 feet, S 80° 26’ 33” W, 134.46 feet, and S 78° 58’ 09” W, a distance of 132.18 feet to a point, Thence along the easterly street line of Park Avenue, the following two courses: N 20° 19’ 53” W, 7.88 feet and N 22° 11’ 30” W, a distance of 461.31 feet to the point of commencement. Said described parcel of land contains 158,505 square feet or 3.6388 acres.

- ** COMMISSIONER WALKER MOVED TO TABLE THE PETITION OF ABS CAPITAL COMPANY, LLC – SEEKING A ZONE CHANGE FROM A RESIDENTIAL MULTI-FAMILY ZONE (RC) TO A RESIDENTIAL HIGH-DENSITY ZONE (R-CC) TO PERMIT THE CONSTRUCTION OF A 5-STORY 170-UNIT APARTMENT BUILDING ON ALL THAT CERTAIN PIECE OR PARCEL OF LAND, WITH THE IMPROVEMENTS THEREON, SITUATED IN THE CITY OF BRIDGEPORT, COUNTY OF FAIRFIELD, AND STATE OF CONNECTICUT DEPICTED ON A MAP ENTITLED, “IMPROVEMENT LOCATION SURVEY, OF PROPERTY LOCATED AT 4100-4150 PARK AVENUE, BRIDGEPORT, CONNECTICUT, PREPARED FOR ABS CAPITAL COMPANY, LLC, DATED JULY 27, 2018, SCALE 1”=30’ BY ROSE-TISO & CO., LLC”, SAID PARCEL BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EASTERLY STREET LINE OF PARK AVENUE, SAID POINT BEING THE SOUTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF JEWISH HOME FOR THE ELDERLY OF FAIRFIELD COUNTY, INC., SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE IN A NORTHEASTERLY DIRECTION, BOUNDED**

NORTHWESTERLY BY LAND NOW OR FORMERLY OF JEWISH HOME FOR THE ELDERLY OF FAIRFIELD COUNTY, INC., THE FOLLOWING TWO COURSES: N 78° 38' 11" E, 149.55 FEET AND N 77° 13' 59" E, A DISTANCE OF 106.80 FEET TO A POINT; THENCE IN A SOUTHEASTERLY AND NORTHEASTERLY DIRECTION, BOUNDED NORTHEASTERLY AND NORTHWESTERLY BY LAND NOW OR FORMERLY OF "MONTICELLO MANOR" CONDOMINIUM, THE FOLLOWING TWO COURSES: S 22° 11' 30" E, 117.00 FEET, AND N 67° 48' 30" E, 106.76 FEET, TO A POINT, THENCE S 22° 11' 30" E, BOUNDED NORTHEASTERLY BY LAND NOW OR FORMERLY OF "MONTICELLO MANOR" CONDOMINIUM AND BY LAND NOW OR FORMERLY OF "THE MEWS AT BRIDGEPORT" CONDOMINIUM, EACH IN PART, A DISTANCE OF 382.14 FEET TO A POINT; THENCE IN A WESTERLY DIRECTION, BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF HOLY TRINITY GREEK ORTHODOX CHURCH, THE FOLLOWING THREE COURSES: S 79° 36' 17" W, 100.49 FEET, S 80° 26' 33" W, 134.46 FEET, AND S 78° 58' 09" W, A DISTANCE OF 132.18 FEET TO A POINT, THENCE ALONG THE EASTERLY STREET LINE OF PARK AVENUE, THE FOLLOWING TWO COURSES: N 20° 19' 53" W, 7.88 FEET AND N 22° 11' 30" W, A DISTANCE OF 461.31 FEET TO THE POINT OF COMMENCEMENT. SAID DESCRIBED PARCEL OF LAND CONTAINS 158,505 SQUARE FEET OR 3.6388 ACRES TO MONDAY, OCTOBER 29.

THE SOLE PURPOSE OF TABLING THIS ITEM IS FOR THE APPLICANT TO PROVIDE ADDITIONAL TRAFFIC INFORMATION REQUESTED BY THE COMMISSIONERS.

ANY AND ALL CONCERNS OF THE CITY ENGINEER SHALL BE ADDRESSED IN WRITING RESPONDING TO HIS LETTER OF RECOMMENDATIONS ISSUED ON 09/12/18.

ALSO, IN ADDITION TO THE ENGINEER'S REVIEW OF THE TRAFFIC REPORT SUBMITTED BY YOU AT THE PUBLIC HEARING, THE COMMISSIONERS HAVE REQUESTED INFORMATION CONCERNING ALL TRAFFIC VIOLATIONS AND ACCIDENTS FROM BOTH THE BRIDGEPORT AND FAIRFIELD POLICE DEPARTMENTS FROM ROOSTER RIVER BOULEVARD TO OLD TOWN ROAD.

** COMMISSIONER FELOTEI SECONDED THE MOTION.

** THE MOTION PASSED UNANIMOUSLY.

(18-40) 500 Main St. – Petition of Harbor Yard Amphitheater, LLC – Seeking a site plan review and a coastal site plan review to permit the conversion of the existing baseball stadium into a 5,500 seat open-air Amphitheatre in the DVD-TOD zone and coastal area.

** COMMISSIONER MORENO MOVED TO APPROVE 500 MAIN ST. – PETITION OF HARBOR YARD AMPHITHEATER, LLC – SEEKING A SITE PLAN REVIEW TO PERMIT THE CONVERSION OF THE EXISTING BASEBALL STADIUM INTO A 5,500 SEAT OPEN-AIR AMPHITHEATRE IN THE DVD-TOD ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITION:

THE REDEVELOPMENT OF THE SUBJECT SITE SHALL BE IN STRICT ACCORD WITH THE PLAN SUBMITTED TO AND APPROVED BY THE COMMISSION.

FOR THE FOLLOWING REASONS:

1. THE ENTERTAINMENT VENUE IS IN LINE WITH THE CITY'S PLAN TO PROVIDE 1ST CLASS ENTERTAINMENT IN THE DOWNTOWN DISTRICT ZONES.

2. AS TO THE COASTAL SITE PLAN REVIEW, THERE ARE NO ADVERSE IMPACTS ON THE COASTAL AREA ASSOCIATED WITH THIS PROJECT.

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

**** COMMISSIONER FELOTEI MOVED TO APPROVE THE COASTAL SITE PLAN REVIEW TO PERMIT THE CONVERSION OF THE EXISTING BASEBALL STADIUM INTO A 5,500 SEAT OPEN-AIR AMPHITHEATRE IN THE DVD-TOD ZONE AND COASTAL AREA.**

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

***This coastal site plan approval, as required under Sec. 14-3-4 of the Zoning Regulations of the City of Bridgeport, CT shall expire on October 1, 2019.**

(18-41) 1103 Main St. – Petition of Blvd Unlimited, Inc. – Seeking an approval of location for a café liquor establishment/karaoke bar and the issuance of a café liquor permit in the existing commercial building in the DVD-CORE zone.

**** COMMISSIONER MORENO MOVED TO APPROVE THE PETITION OF BLVD UNLIMITED, INC. – SEEKING AN APPROVAL OF LOCATION FOR A CAFÉ LIQUOR ESTABLISHMENT/KARAOKE BAR AND THE ISSUANCE OF A CAFÉ LIQUOR PERMIT IN THE EXISTING COMMERCIAL BUILDING IN THE DVD-CORE ZONE FOR THE FOLLOWING REASON:**

1. THE PROJECT AS APPROVED WILL RESULT IN ANOTHER ENTERTAINMENT VENUE IN THE DOWNTOWN AREA.

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

(18-42) 1327 Reservoir Ave. – Petition of Dimarys Cabrera – Seeking a special permit, site plan review and a zone change from a residential one-family zone (RA) to a residential multi-family zone (R-C) to permit the construction of two (2) buildings containing 12 residential units beginning at a point on the west side of Reservoir Avenue marked with an iron pin, thence S 81°29'14" W a distance of 119.96' along land now or Formerly Layne; thence S 05°19'03" E a distance of 150.00' along land now or formerly Layne and land now or formerly Logrono, each in part; thence S 81°29'17" W a distance of 105.59' along land now or formerly Crumpton and land now or formerly Banks, each in part to an iron pin; thence N 09°20'15" W a distance of 62.59'; thence N 17°26'08" W a distance of 84.93'; thence N 06°47'12" W a distance of 92.35' all along land now or formerly Second Stone Ridge Coop. Corp.; thence N 84°52'58" E a distance of 96.91' along land now or formerly Full Gospel Pentacostal Church; thence N 84°52'58" E a distance of 152.88' along land now or formerly Jones to a point on the west side of Reservoir Avenue; thence S 05°18'53" E a distance of 74.35' along Reservoir Avenue to the point and place of beginning, having an area of 37464 square feet, or 0.860 acres more or less. (request to be deferred to 10/29/18)

The item was deferred to October 29, 2018

(18-44) 3777 (aka 3779) Main St. – Petition of Daniela Castellanos d/b/a Kiosko Diner Mexican Grill, LLC – Seeking a special permit and a site plan review to permit the conversion of the existing take-out restaurant into a 40-seat full service restaurant in an OR-R

**** COMMISSIONER WALKER MOVED TO APPROVE THE PETITION OF DANIELA CASTELLANOS D/B/A KIOSKO DINER MEXICAN GRILL, LLC – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE CONVERSION OF THE EXISTING TAKE-OUT RESTAURANT INTO A 40-SEAT FULL SERVICE RESTAURANT IN AN OR-R WITH THE FOLLOWING CONDITIONS:**

1. THE EXPANSION OF THE TAKE-OUT RESTAURANT INTO A 40-SEAT FULL SERVICE RESTAURANT SHALL BE IN STRICT ACCORD WITH THE PLAN SUBMITTED TO AND APPROVED BY THE COMMISSION.

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

FOR THE FOLLOWING REASON:

THE FACILITY WILL OFFER ANOTHER DINING EXPERIENCE TO AREA RESIDENTS.

**** COMMISSIONER MORENO SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

***This special permit approval, as required under Sec. 14-4-5 of the Zoning Regulations of the City of Bridgeport, CT shall expire October 1, 2019.**

(18-45) 73 River St. – Petition of Exodus Escapes, LLC – Seeking a special permit and a site plan review to permit the establishment of a recreational “escape room” adventure venue in the existing commercial building in an I-L zone.

**** COMMISSIONER MORENO MOVED TO APPROVE THE – PETITION OF EXODUS ESCAPES, LLC – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A RECREATIONAL “ESCAPE ROOM” ADVENTURE VENUE IN THE EXISTING COMMERCIAL BUILDING IN AN I-L 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 RENOVATIONS SHALL BE IN FULL COMPLIANCE WITH THE BASIC BUILDING CODE OF THE STATE OF CT.

FOR THE FOLLOWING REASON:

THE PETITION AS APPROVED WILL PROVIDE A UNIQUE ENTERTAINMENT VENUE FOR THE RESIDENTS OF THE CITY OF BRIDGEPORT.

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

**** THE MOTION PASSED UNANIMOUSLY.**

***This special permit approval, as required under Sec. 14-4-5 of the Zoning Regulations of the City of Bridgeport, CT shall expire October 1, 2019.**

OTHER BUSINESS

(OB-1) Bylaws of the Planning & Zoning Commission – The Office of Planning & Economic Development (OPED) – Vote to accept the amendments to the PZC bylaws previously proposed at the July 30th meeting.

APPROVAL OF MINUTES

Minutes of July 30, 2018 – Present: Acting Chair, Melville Riley. Commissioners: Robert Morton, Reginald Walker, Carlos Moreno, Robert Filotei, Cesar Cordero, Thomas Fedele and Arturo Gravina; Staff: Paul Boucher, Assistant Zoning Official; Office of the City Attorney: Russell Liskov

ADJOURNMENT

**** COMMISSIONER FELOTEI MOVED TO ADJOURN.
** COMMISSIONER MORENO SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 10:50 p. m.

Respectfully submitted,

Tom Blaney
Telesco Secretarial Services