

**CITY OF BRIDGEPORT
PLANNING & ZONING COMMISSION
FEBRUARY 26, 2018**

ATTENDANCE: Melville Riley, Chair; Barbara Freddino; Arturo Gravina; Carlos Moreno; Cesar Cordero; Bob Filotei

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

CALL TO ORDER

Chairman Riley called the meeting to order at 6:44 p. m. A quorum was present.

CONTINUED BUSINESS

C-1 (17-44) Text Amendment – Petition of the Office of Planning & Economic Development (OPED) – Seeking to establish a comprehensive approach to all establishments serving or selling liquor within the City limits excluding full service restaurants under Sec. 12-10 of the City of Bridgeport Zoning Regulations.

Ms. Lynn Haig came forward. She requested a continuance of the item.

C-2 (17-57) 580-582 North Ave. – Petition of 580 North Avenue, LLC – Seeking a special permit and a site plan review to permit the conversion of the existing used car dealership into a six (6) pump gas station with a 2,094-sq. ft. convenience store in an I-L zone.

Attorney Charles Willinger came forward. He requested a continuance of the item. He stated that he waives any statutory requirements to open or close a public hearing.

C-3 (17-61) 4 Seabright Ave. – Petition of The Holding Corporation of the Swedish Singing Society Norden, Inc. – Seeking a site plan review and a coastal site plan review to legalize the extension and paving of the parking lot and driveway in an R-B zone and coastal area.

Attorney Raymond Rizio came forward. He requested a continuance of the item. He stated that he waives any statutory requirements to open or close a public hearing.

NEW BUSINESS

(18-07) 515 Washington Ave. – Petition of Idea for Autism, Inc. – Seeking a special permit and a site plan review to permit the construction of an 18-unit, 1-bedroom apartment building addition to the existing administrative office and training facility for special needs individuals in an R-C zone.

Mr. Dominic Pinichi came forward in support of the item. He stated that the special permit was previously approved and there are no changes in this new petition. Chairman Riley stated that some

regulations have changed since the original petition. The Fire Marshall has requirements that must be met and must be shown on the plan.

Mr. Pinichi requested a continuance of the item.

(18-08) 1234, 1294 & 1310 Huntington Tpke. – Petition of MTM Family Limited Partnership – Seeking a zone change from a Residential zone (R-A) to an Office Retail zone (OR) for future development of a commercial use. Commencing at a point on the southeasterly street line of Huntington Turnpike, said point being the northwesterly property corner of land now or formerly of Selda R. Dworkin, et al., and said point also being the southwestly corner of the parcel herein described; Thence N 40° 10' 54" E, along the southeasterly street line of Huntington Turnpike, a distance of 256.23 feet to a point; Thence N 72° 41' 14" E, along the southeasterly street line of Huntington Turnpike, being also the Town Line between the Town of Trumbull & the City of Bridgeport, a distance of 37.39 feet to a point; Thence N 72° 25' 20" E, along the Town Line between the Town of Trumbull & the City of Bridgeport, a distance of 335.67 feet to a point; Thence S 32° 18' 24" W, bounded southeasterly by land now or formerly of Jonathan E. Spodnick, a distance of 49.43 feet to a point; Thence S 59° 39' 06" E, bounded northeasterly by land now or formerly of Jonathan E. Spodnick and land now or formerly of Julian & Miriam Valle, each in part, a distance of 199.98 feet to a point; Thence S 25° 57' 02" W, bounded southeasterly by land now or formerly of Yovan A. Barraza & Margarita M. Aguirre, and land now or formerly of Richard M. Kochis, each in part, a distance of 187.00 feet to a point; Thence in a southwestly and northwestly direction, bounded southerly by land now or formerly of Jeroldine C. Gee, the following two courses: S 88° 34' 52" W, 31.63 feet and N 87° 48' 18" W, a distance of 92.56 feet to a point; Thence S 88° 49' 38" W, bounded southerly by land now or formerly Jeroldine C. Gee, and land now or formerly of Angellena R. Meekins, each in part, a distance of 101.76 feet to a point; Thence in a northwestly and southwestly direction, bounded southerly by land now or formerly of Angellena R. Meekins, the following four courses: N 83° 54' 56" W, 27.54 feet, N 89° 58' 58" W, 9.94 feet, S 77° 48' 51" W, 7.86 feet, and N 81° 17' 48" W, a distance of 7.87 feet to a point; Thence N 89° 33' 44" W bounded southerly by land now or formerly of Angellena R. Meekins, and land now or formerly of Selda R. Dworkin, et al., each in part, a distance of 206.58 feet to a point; Thence S 88° 51' 15" W bounded southerly by land now or formerly of Selda R. Dworkin, et al., a distance of 100.15 feet to the point of commencement. Said described parcel contains 128,824 sq. ft. or 2.9574 acres.

Attorney Charles Willinger came forward. He requested a continuance of the item. He stated that he waives any statutory requirements to open or close a public hearing.

(18-09) 10 Jetland St. – Petition of Allison Cooper – Seeking a special permit and a site plan review to permit the establishment of a day care center business for 32 children between the ages of 3 to 5 years old in the existing house of worship in an R-B zone.

Ms. Allison Cooper came forward in support of the item. She stated that the day care center business will serve 32 children between the ages of three and five. She stated that the hours of operation will be between 8:30 a. m. and 3:00 p. m. The center will be open Monday – Friday. Ms. Cooper stated that there will be one teacher for every eight children.

She stated that building has two restrooms, offices, storage space, and a kitchen. The kitchen will not be used for cooking. The children will bring their own lunches.

Ms. Cooper stated that there is adequate parking for the facility. The entrance to the parking lot will be from Jetland Street. There is a fence around the parking lot. She stated that all of the children will be dropped off by their parents. There will not be any busses dropping of children.

Ms. Cooper stated that the day care center is an independent business and is not affiliated with the church.

Pastor Gabby came forward. He stated he is the owner of the building. He stated that the landscaping equipment that was being stored at the location has been removed.

(18-10) 522 Pequonnock St. – Petition of David Vazquez – Seeking a special permit and a site plan review to permit the establishment of a dining room/restaurant use in conjunction with the existing grocery store/delicatessen in this multi-tenant building in an OR-G zone.

Mr. Leo Rodriguez came forward in support of the item. He stated that all of the work on the site will take place indoors. He stated that the kitchen in the grocery store/delicatessen will be used to serve customers in this dining room. He stated that there will be 12 tables. The smallest distance between the tables will be three feet.

Mr. Rodriguez stated that dining room will have two bathrooms and a service bar. He stated that there are six parking spaces in the front and 12 parking spaces on the side. He stated that one of the spaces will be reserved for handicapped parking.

(18-11) 85 Arlington St. – Petition of CLASP Homes, Inc. – Seeking a special permit and a site plan review to permit the change in use from a house of worship into administrative offices and activity rooms for a daycare/training facility for special needs individuals in an R-B zone.

Attorney Raymond Rizio came forward in support of the item. He stated that the location was a synagogue for 30 years. He stated that his client runs a non-profit organization that provides adult day care. He stated that the footprint of the building will not be changed.

Atty. Rizio stated that the amount of landscaping will be increased. The fencing around the perimeter will be fixed. Improvements will be made to the parking lot and storm water management.

Atty. Rizio stated that the center will not bring traffic to the neighborhood. He stated that the center will serve 24 people between the ages of 21 and 73. He stated that there is a ratio of one staff member for every four persons served.

Atty. Rizio stated that the center's hours of operation will be from 7:30 a. m. to 5:00 p. m. Monday – Friday. There may be some special events held on Saturdays. He stated that the center will be good for the neighborhood, the community, and the City.

(18-12) 1292 Boston Ave. – Petition of Yankee Discount Muffler, Inc. – Seeking a special permit and a site plan review to permit the construction of a 2-story mixed use building containing a 1st floor restaurant and a 2-bedroom apartment above in an OR zone.

Mr. Marcos Reinheimer came forward in support of the item. He stated that his client plans on constructing a two story building. The building will have a Vietnamese restaurant on the first floor and an apartment on the second floor.

Mr. Reinheimer stated that his client initially planned on a one story building, but the Design Coordinator recommended that a two story building be constructed. He stated that the Design Coordinator recommended that the second story bathroom not be located in the front of the building and we will take the request into consideration. He stated that the Design Coordinator recommended outside seating, but that we are not interested in that.

Mr. Reinheimer stated that the restaurant will serve approximately 35-40 people. He stated that there is more than enough parking. He stated that we will agree to repair of the sidewalk and improvement of the landscaping as a conditions of approval.

(18-13) 1140 & 1138 Connecticut Ave – Petition of NBIS, LLC – Seeking an approval of location for a used car dealership and the issuance of a used car license in the existing commercial building in an OR zone.

Mr. Wayne Amisone came forward in support of the item. He stated that he has been in business since 1986. He stated that he is renting the space from the owner of the location. He stated that he will be light on towing. He stated that he will repair cars before selling them and have between 15 and 20 cars for sale at any given time. There will be six parking spots for customers. No repairs will be done on the street.

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE COMMISSION

No items were brought forward.

DECISION SESSION

CONTINUED BUSINESS

C-1 (17-44) Text Amendment – Petition of the Office of Planning & Economic Development (OPED) – Seeking to establish a comprehensive approach to all establishments serving or selling liquor within the City limits excluding full service restaurants under Sec. 12-10 of the City of Bridgeport Zoning Regulations.

**** COMMISSIONER FREDDINO MOVED TO CONTINUE C-1 (17-44) TEXT AMENDMENT – PETITION OF THE OFFICE OF PLANNING & ECONOMIC DEVELOPMENT (OPED) – SEEKING TO ESTABLISH A COMPREHENSIVE APPROACH TO ALL ESTABLISHMENTS SERVING OR SELLING LIQUOR WITHIN**

THE CITY LIMITS EXCLUDING FULL SERVICE RESTAURANTS UNDER SEC. 12-10 OF THE CITY OF BRIDGEPORT ZONING REGULATIONS TO MARCH 26, 2018.

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

C-2 (17-57) 580-582 North Ave. – Petition of 580 North Avenue, LLC – Seeking a special permit and a site plan review to permit the conversion of the existing used car dealership into a six (6) pump gas station with a 2,094-sq. ft. convenience store in an I-L zone.

- ** COMMISSIONER FREDDINO MOVED TO CONTINUE C-2 (17-57) 580-582 NORTH AVE. – PETITION OF 580 NORTH AVENUE, LLC – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE CONVERSION OF THE EXISTING USED CAR DEALERSHIP INTO A SIX (6) PUMP GAS STATION WITH A 2,094-SQ. FT. CONVENIENCE STORE IN AN I-L ZONE TO MARCH 26, 2018.**
- ** COMMISSIONER MORENO SECONDED THE MOTION.**
- ** THE MOTION PASSED UNANIMOUSLY.**

C-3 (17-61) 4 Seabright Ave. – Petition of The Holding Corporation of the Swedish Singing Society Norden, Inc. – Seeking a site plan review and a coastal site plan review to legalize the extension and paving of the parking lot and driveway in an R-B zone and coastal area.

- ** COMMISSIONER FREDDINO MOVED TO CONTINUE C-3 (17-61) 4 SEABRIGHT AVE. – PETITION OF THE HOLDING CORPORATION OF THE SWEDISH SINGING SOCIETY NORDEN, INC. – SEEKING A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO LEGALIZE THE EXTENSION AND PAVING OF THE PARKING LOT AND DRIVEWAY IN AN R-B ZONE AND COASTAL AREA TO MARCH 26, 2018.**
- ** COMMISSIONER MORENO SECONDED THE MOTION.**
- ** THE MOTION PASSED UNANIMOUSLY.**

NEW BUSINESS

(18-07) 515 Washington Ave. – Petition of Idea for Autism, Inc. – Seeking a special permit and a site plan review to permit the construction of an 18-unit, 1-bedroom apartment building addition to the existing administrative office and training facility for special needs individuals in an R-C zone.

- ** COMMISSIONER FREDDINO MOVED TO CONTINUE (18-07) 515 WASHINGTON AVE. – PETITION OF IDEA FOR AUTISM, INC. – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF AN 18-UNIT, 1-BEDROOM APARTMENT BUILDING ADDITION TO THE EXISTING ADMINISTRATIVE OFFICE AND TRAINING FACILITY FOR SPECIAL NEEDS INDIVIDUALS IN AN R-C ZONE TO MARCH 26, 2018.**
- ** COMMISSIONER MORENO SECONDED THE MOTION.**
- ** THE MOTION PASSED UNANIMOUSLY.**

(18-08) 1234, 1294 & 1310 Huntington Tpke. – Petition of MTM Family Limited Partnership – Seeking a zone change from a Residential zone (R-A) to an Office Retail zone (OR) for future development of a commercial use. Commencing at a point on the southeasterly street line of Huntington Turnpike, said

point being the northwesterly property corner of land now or formerly of Selda R. Dworkin, et al., and said point also being the southwest corner of the parcel herein described; Thence N 40° 10' 54" E, along the southeasterly street line of Huntington Turnpike, a distance of 256.23 feet to a point; Thence N 72° 41' 14" E, along the southeasterly street line of Huntington Turnpike, being also the Town Line between the Town of Trumbull & the City of Bridgeport, a distance of 37.39 feet to a point; Thence N 72° 25' 20" E, along the Town Line between the Town of Trumbull & the City of Bridgeport, a distance of 335.67 feet to a point; Thence S 32° 18' 24" W, bounded southeasterly by land now or formerly of Jonathan E. Spodnick, a distance of 49.43 feet to a point; Thence S 59° 39' 06" E, bounded northeasterly by land now or formerly of Jonathan E. Spodnick and land now or formerly of Julian & Miriam Valle, each in part, a distance of 199.98 feet to a point; Thence S 25° 57' 02" W, bounded southeasterly by land now or formerly of Yovan A. Barraza & Margarita M. Aguirre, and land now or formerly of Richard M. Kochis, each in part, a distance of 187.00 feet to a point; Thence in a southwesterly and northwesterly direction, bounded southerly by land now or formerly of Jeroldine C. Gee, the following two courses: S 88° 34' 52" W, 31.63 feet and N 87° 48' 18" W, a distance of 92.56 feet to a point; Thence S 88° 49' 38" W, bounded southerly by land now or formerly Jeroldine C. Gee, and land now or formerly of Angellena R. Meekins, each in part, a distance of 101.76 feet to a point; Thence in a northwesterly and southwesterly direction, bounded southerly by land now or formerly of Angellena R. Meekins, the following four courses: N 83° 54' 56" W, 27.54 feet, N 89° 58' 58" W, 9.94 feet, S 77° 48' 51" W, 7.86 feet, and N 81° 17' 48" W, a distance of 7.87 feet to a point; Thence N 89° 33' 44" W bounded southerly by land now or formerly of Angellena R. Meekins, and land now or formerly of Selda R. Dworkin, et al., each in part, a distance of 206.58 feet to a point; Thence S 88° 51' 15" W bounded southerly by land now or formerly of Selda R. Dworkin, et al., a distance of 100.15 feet to the point of commencement. Said described parcel contains 128,824 sq. ft. or 2.9574 acres.

**** COMMISSIONER FREDDINO MOVED TO DEFER (18-08) 1234, 1294 & 1310 HUNTINGTON TPKE. – PETITION OF MTM FAMILY LIMITED PARTNERSHIP – SEEKING A ZONE CHANGE FROM A RESIDENTIAL ZONE (R-A) TO AN OFFICE RETAIL ZONE (OR) FOR FUTURE DEVELOPMENT OF A COMMERCIAL USE. COMMENCING AT A POINT ON THE SOUTHEASTERLY STREET LINE OF HUNTINGTON TURNPIKE, SAID POINT BEING THE NORTHWESTERLY PROPERTY CORNER OF LAND NOW OR FORMERLY OF SELDA R. DWORKIN, ET AL., AND SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE N 40° 10' 54" E, ALONG THE SOUTHEASTERLY STREET LINE OF HUNTINGTON TURNPIKE, A DISTANCE OF 256.23 FEET TO A POINT; THENCE N 72° 41' 14" E, ALONG THE SOUTHEASTERLY STREET LINE OF HUNTINGTON TURNPIKE, BEING ALSO THE TOWN LINE BETWEEN THE TOWN OF TRUMBULL & THE CITY OF BRIDGEPORT, A DISTANCE OF 37.39 FEET TO A POINT; THENCE N 72° 25' 20" E, ALONG THE TOWN LINE BETWEEN THE TOWN OF TRUMBULL & THE CITY OF BRIDGEPORT, A DISTANCE OF 335.67 FEET TO A POINT; THENCE S 32° 18' 24" W, BOUNDED SOUTHEASTERLY BY LAND NOW OR FORMERLY OF JONATHAN E. SPODNICK, A DISTANCE OF 49.43 FEET TO A POINT; THENCE S 59° 39' 06" E, BOUNDED NORTHEASTERLY BY LAND NOW OR FORMERLY OF JONATHAN E. SPODNICK AND LAND NOW OR FORMERLY OF JULIAN & MIRIAM VALLE, EACH IN PART, A DISTANCE OF 199.98 FEET TO A POINT; THENCE S 25° 57' 02" W, BOUNDED SOUTHEASTERLY BY LAND NOW OR FORMERLY OF YOVAN A. BARRAZA & MARGARITA M. AGUIRRE, AND LAND NOW OR FORMERLY OF RICHARD M. KOCHIS, EACH IN PART, A DISTANCE OF 187.00 FEET TO A POINT; THENCE IN A SOUTHWESTERLY AND NORTHWESTERLY DIRECTION, BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF JEROLDINE C. GEE, THE**

FOLLOWING TWO COURSES: S 88° 34' 52" W, 31.63 FEET AND N 87° 48' 18" W, A DISTANCE OF 92.56 FEET TO A POINT; THENCE S 88° 49' 38" W, BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY JEROLDINE C. GEE, AND LAND NOW OR FORMERLY OF ANGELLENA R. MEEKINS, EACH IN PART, A DISTANCE OF 101.76 FEET TO A POINT; THENCE IN A NORTHWESTERLY AND SOUTHWESTERLY DIRECTION, BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF ANGELLENA R. MEEKINS, THE FOLLOWING FOUR COURSES: N 83° 54' 56" W, 27.54 FEET, N 89° 58' 58" W, 9.94 FEET, S 77° 48' 51" W, 7.86 FEET, AND N 81° 17' 48" W, A DISTANCE OF 7.87 FEET TO A POINT; THENCE N 89° 33' 44" W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF ANGELLENA R. MEEKINS, AND LAND NOW OR FORMERLY OF SELDA R. DWORKIN, ET AL., EACH IN PART, A DISTANCE OF 206.58 FEET TO A POINT; THENCE S 88° 51' 15" W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF SELDA R. DWORKIN, ET AL., A DISTANCE OF 100.15 FEET TO THE POINT OF COMMENCEMENT. SAID DESCRIBED PARCEL CONTAINS 128,824 SQ. FT. OR 2.9574 ACRES TO MARCH 26, 2018.

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

(18-09) 10 Jetland St. – Petition of Allison Cooper – Seeking a special permit and a site plan review to permit the establishment of a day care center business for 32 children between the ages of 3 to 5 years old in the existing house of worship in an R-B zone.

**** COMMISSIONER FILOTEI MOVED TO APPROVE (18-09) 10 JETLAND ST. – PETITION OF ALLISON COOPER – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A DAY CARE CENTER BUSINESS FOR 32 CHILDREN BETWEEN THE AGES OF 3 TO 5 YEARS OLD IN THE EXISTING HOUSE OF WORSHIP IN AN R-B ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE HOURS OF OPERATION ARE LIMITED TO MONDAY THRU FRIDAY, 8AM TO 4PM.**
- 2. THE PETITIONER SHALL COMPLY WITH ALL OF THE RECOMMENDATIONS OF THE CITY ENGINEER IN HIS LETTER DATED 02/12/18, AS WELL AS ALL OF THE INTERNATIONAL FIRE CODE REQUIREMENTS FOR DAY CARE FACILITIES.**

FOR THE FOLLOWING REASONS:

THE PROJECT AS APPROVED COMPLIES WITH THE SPECIAL PERMIT STANDARDS OF SEC. 14-4-4.

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

(18-10) 522 Pequonnock St. – Petition of David Vazquez – Seeking a special permit and a site plan review to permit the establishment of a dining room/restaurant use in conjunction with the existing grocery store/delicatessen in this multi-tenant building in an OR-G zone.

**** COMMISSIONER MORENO MOVED TO APPROVE (18-10) 522 PEQUONNOCK ST. – PETITION OF DAVID VAZQUEZ – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A DINING ROOM/RESTAURANT USE IN CONJUNCTION WITH THE EXISTING GROCERY STORE/DELICATESSEN IN THIS MULTI-TENANT BUILDING IN AN OR-G ZONE WITH THE FOLLOWING CONDITIONS:**

1. THE DINING ROOM SHALL BE INCORPORATED INTO THE EXISTING GROCERY/DELI BUSINESS FLOOR PLAN.

2. W.P.C.A. CONCERNS REGARDING A FAT, OIL, GREASE INTERCEPTOR MUST BE ADDRESSED.

3. ANY USE OF PEQUONNOCK STREET FOR DELIVERIES IS STRICTLY PROHIBITED.

4. AS A PLACE OF ASSEMBLY, THE DINING ROOM ADDITION MUST COMPLY WITH ALL CODE REQUIREMENTS.

FOR THE FOLLOWING REASONS: THE PROJECT AS APPROVED COMPLIES WITH THE SPECIAL PERMIT STANDARDS OF SEC. 14-4-4.

***THIS SPECIAL PERMIT APPROVAL, AS REQUIRED UNDER SEC. 14-4-5 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT, CT SHALL EXPIRE ON MARCH 5, 2019.**

**** COMMISSIONER GRAVINA SECONDED THE MOTION.**

**** THE MOTION PASSED WITH FIVE VOTES IN FAVOR AND ONE IN OPPOSITION (COMMISSIONER FILOTEI).**

(18-11) 85 Arlington St. – Petition of CLASP Homes, Inc. – Seeking a special permit and a site plan review to permit the change in use from a house of worship into administrative offices and activity rooms for a daycare/training facility for special needs individuals in an R-B zone.

**** COMMISSIONER FILOTEI MOVED TO APPROVE (18-11) 85 ARLINGTON ST. – PETITION OF CLASP HOMES, INC. – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE CHANGE IN USE FROM A HOUSE OF WORSHIP INTO ADMINISTRATIVE OFFICES AND ACTIVITY ROOMS FOR A DAYCARE/TRAINING FACILITY FOR SPECIAL NEEDS INDIVIDUALS IN AN R-B ZONE WITH THE FOLLOWING CONDITIONS:**

1. THE PETITIONER SHALL INCORPORATE ALL OF THE RECOMMENDATIONS OF THE CITY ENGINEER IN HIS LETTER DATED 02/09/18.

2. THE ENTIRE LOT SHALL BE RESURFACED IN STRICT ACCORD WITH SEC. 11-1-12 AND FIGURE A OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT.

3. THE FRONT OF SUBJECT PREMISES SHALL BE PLANTED TO THE L-2 STANDARD; PROPERLY MAINTAINED AND REPLACED WHEN NECESSARY.

FOR THE FOLLOWING REASONS: THE PROJECT AS APPROVED COMPLIES WITH THE SPECIAL PERMIT STANDARDS OF SEC. 14-4-4.

***THIS SPECIAL PERMIT APPROVAL, AS REQUIRED UNDER SEC. 14-4-5 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT, CT SHALL EXPIRE ON MARCH 5, 2019.**

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

(18-12) 1292 Boston Ave. – Petition of Yankee Discount Muffler, Inc. – Seeking a special permit and a site plan review to permit the construction of a 2-story mixed use building containing a 1st floor restaurant and a 2-bedroom apartment above in an OR zone.

**** COMMISSIONER FREDDINO MOVED TO DENY WITHOUT PREJUDICE (18-12) 1292 BOSTON AVE. – PETITION OF YANKEE DISCOUNT MUFFLER, INC. – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 2-STORY MIXED USE BUILDING CONTAINING A 1ST FLOOR RESTAURANT AND A 2-BEDROOM APARTMENT ABOVE IN AN OR ZONE FOR THE FOLLOWING REASONS:**

THE COMMISSIONERS FELT THE PRESENTATION WAS CONFUSING.

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

(18-13) 1140 & 1138 Connecticut Ave – Petition of NBIS, LLC – Seeking an approval of location for a used car dealership and the issuance of a used car license in the existing commercial building in an OR zone.

**** COMMISSIONER MORENO MOVED TO APPROVE (18-13) 1140 & 1138 CONNECTICUT AVE – PETITION OF NBIS, LLC – SEEKING AN APPROVAL OF LOCATION FOR A USED CAR DEALERSHIP AND THE ISSUANCE OF A USED CAR LICENSE IN THE EXISTING COMMERCIAL BUILDING IN AN OR ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE PETITIONER SHALL COMPLY WITH ALL MOTOR VEHICLE CONDITIONS “D” (ENCLOSED)**
- 2. THE BUSINESS SHALL NOT ENTER INTO ANY CONTRACTUAL TOWING AGREEMENTS WITH ANY STATE, MUNICIPAL, AUTOMOTIVE CLUB, OR PRIVATE AGENCY FOR THE TOWING OF MOTOR VEHICLES.**
- 3. THE DISPLAY OF VEHICLES FOR SALE SHALL NOT EXCEED 20 AT ANY TIME FOR ANY REASON.**
- 4. THE OUTSIDE STORAGE OF ANYTHING OTHER THAN VEHICLES ON DISPLAY IS STRICTLY PROHIBITED**

FOR THE FOLLOWING REASONS:

1. THE SUBJECT PREMISES HAS BEEN A LICENSED USED CAR DEALERSHIP FOR DECADES.

2. THE PETITION AS APPROVED IS THE HIGHEST AND BEST USE OF THIS PROPERTY.

**** COMMISSIONER CORDERO SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

330 MYRTLE AVENUE – Seeking a 3rd 1-year extension of time for the special permit approved on 02/23/15 to permit the redevelopment of city block 524 into a mixed use complex consisting of residential and retail uses in a NCVD zone.

The new expiration date of the special permit has been established as March 14, 2019.

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

The new expiration date of the special permit has been established as May 14, 2019.

APPROVAL OF MINUTES

Minutes of January 29, 2018 – Present: Acting Chair, Melville Riley. Commissioners: Robert Morton, Barbara Freddino, Reginald Walker, Carlos Moreno, Arturo Gravina-Hernandez, and Cesar Cordero; Staff: Dennis Buckley, Zoning Official.

**** COMMISSIONER MORENO MOVED TO APPROVE THE JANUARY 29, 2018 MINUTES AS SUBMITTED.**

**** COMMISSIONER CORDERO SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

ADJOURNMENT

**** COMMISSIONER FILOTEI MOVED TO ADJOURN.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 8:45 p. m.

Respectfully submitted,

Tom Blaney
Telesco Secretarial Services