



**PLANNING AND ZONING COMMISSION
MAY 14, 2014
MEETING MINUTES
CITY OF BRIDGEPORT**

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

ATTENDANCE: Mel Riley, Acting Chair; Robert Morton, Acting Secretary; Rosa J. Correa, Edgar Rodríguez, Carlos Moreno, Tom Fedele (6:50 p.m.)

STAFF: Dennis Buckley, Zoning Officer; Diego Guerrero, Design Review Coordinator; Atty. Ed Schmidt, City Attorney's Office

CALL TO ORDER.

Commissioner Riley called the meeting to order at 6:10 p.m. Commissioner Riley then introduced the members seated. Commissioner Riley announced that Commissioner Morton would be the acting secretary for the meeting.

14-23 – 8-24 REFERRAL – Petition of the City of Bridgeport Office of Planning and Economic Development (OPED) - Seeking a favorable recommendation under Sec. 8-24 of the CT General Statutes for the sale of city-owned parcels at 38 Luther St. in an R-A zone and 63 Waldorf Ave, in an R-C zone.

Mr. Coleman came forward and greeted the Commission. He explained that there were two small parcels that the City wished to sell. On Luther Street the sale will be to an abutter. The Waldorf Avenue would be to Habitat for Humanity.

Commissioner Riley asked if there was anyone present who was in favor of the application. He then asked if there was anyone present who wished to oppose this application. Hearing none, Commissioner Riley closed the public hearing on the 8-24 referral to the City Council.

C-1 (14-08) (14-08) RE: 1800 (aka 1782-1806) COMMERCE DRIVE – Petition of Lube Plus/Palisades, Inc. - Seeking to expunge two conditions of approval to a petition granted by the Planning & Zoning Commission on October 28, 2013 to establish a general repairers license at the existing oil change center in an MU-LI zone.

Commissioner Morton called the application but there was no response.

Commissioner Riley announced that there were six commissioners seated and if someone wished their application to be heard by the entire commission they could defer.

Atty. Lord came forward and requested 14-31 be deferred.

C-2 (14-16) RE: 1815 STATE STREET – Petition of Concrete Encounters/Jeff Kuryluk - Seeking a site plan review for the establishment of a low impact manufacture facility and related business offices (which received a special permit on 02/24/14) in the existing industrial building in an I-L zone.

Mr. Kuryluk came forward and said that the roof had been repaired but that re-pointing the brick work and painting would be a very large job. He requested 18 months to complete these repairs.

Commissioner Riley asked if there was a site plan drawing to review. Mr. Guerra came forward and said that he would recommend having a bond.

Mr. Kuryluk said that he could get the landscaping done fairly quickly, but the painting, re-pointing and repaving can't be done during the winter months.

Commissioner Riley asked if there was anyone present who was in favor of the application. He then asked if there was anyone present who wished to oppose this application. Hearing none, Commissioner Riley closed the public hearing on 1815 State Street.

D-1 (14-20) RE: 624 EAST MAIN STREET – Petition of Right Price - Seeking under CT General Statute 14-54 a certificate of approval of location to reestablish a general repairers license in the existing gas station with a recently approved convenience store use in an OR zone.

Atty. Joe Coppola came forward to represent the applicant. He said that the building was constructed in the 1950's as a fuel station. He then turned in the green mailing cards. He said that there would be a small convenience store in the building. There were originally three repair bays, but one has been made into an office. Most of the customers are only on the property long enough to fill up for gas. All the water stays on the property. It fits in with the neighborhood. The request is for a general repair license. It was stated that the repair shop had been closed for five to nine months.

Commissioner Riley asked if there was anyone present who was in favor of the application. He then asked if there was anyone present who wished to oppose this application. Hearing none, Commissioner Riley closed the public hearing on 624 East Main Street.

(14-24) RE: 146 ANDOVER STREET – Petition of Bridgeport Biodiesel - Seeking a special permit and a site plan review to permit the installation of storage tanks to be used in conjunction with the existing biodiesel plant in an I-L zone.

Atty. Rizio came forward and turned in the green cards. Atty. Rizio said that program was working so well the owner needs to increase their capacity. The oil waste from restaurants is converted into biodiesel. He explained that in order to increase the capacity, the tanks have to be enlarged. The tanks are not attached to the building so they are accessory structures and therefore subject to the height restrictions. Atty. Rizio then handed out copies of the ZBA approval to the Commissioners. He said that the tanks would be placed where the only views will be from a windowless building across the street. The process is monitored by the DEP. Arbor vitae will be planted and eventually shield the tanks.

Atty. Rizio then distributed copies of a news article on the developer, Brent Baker, who is working on the project. Atty. Rizio also submitted two columns from the Connecticut Post about Mayor Finch endorsing the project. He explained that the tanks would be sitting on an area that was already impervious asphalt. There is no issue with flammability. Atty. Rizio submitted a letter from Green Depot, dated March 11, 2014, another letter from the Work Place, dated February 11, 2014 and one from Mr. Koresh of OPED in support of the application. He also he said that there were no retail sales.

Commissioner Fedele asked what is done with the waste. Atty. Rizio is processed inside the building. Mr. Fred Baker, CEO of the company, came forward and said that the transfer facility in New York filters the dirty oil and the cleaned oil is brought to Bridgeport to become bio fuel or glycerin, both of which are sold.

Commissioner Rodríguez asked about the Royal Flush toilets that were previously in the building. Atty. Rizio said that the toilets were being removed.

Commissioner Riley asked if there was anyone present who was in favor of the application. Mr. Jeff Bishop from the Bridgeport Regional Council came forward and said it was a sustainable business. Mr. Bishop explained that he had a background in the waste industry and the restaurant oils were previously discarded. Now it is recycled and used for fuel. There is international interest in this project. He said that the Bridgeport Regional Council supports this application.

Mr. Bill Coleman from OPED came forward and said that the City was trying to re-brand the West End as a technology center and this is a major start along with the fuel cell business.

Commissioner Riley then asked if there was anyone present who wished to oppose this application. Hearing none, Commissioner Riley closed the public hearing on 146 Andover Street.

(14-25) RE: 133 ADMIRAL STREET – – Petition of 133 Admiral Associates, LLC - Seeking a site plan review and a coastal site plan review to permit the installation of a 1,000 gal. liquid propane storage tank in the existing commercial fueling station in an I-H zone and coastal area.

Mr. Peter Reslow came forward to request the installation of a propane tank in order to service propane vehicles. This facility would not be open to the public and the Fire Marshal has already inspected the site. This facility would not be servicing large vehicles.

Commissioner Morton asked about the landscaping plan. Mr. Reslow reviewed the details with the Commission.

Mr. Buckley then said that the application had been submitted to Mr. Gaucher and that the property was already a fuel dispensing site.

Commissioner Riley asked if there was anyone present who was in favor of the application. He then asked if there was anyone present who wished to oppose this application. Hearing none, Commissioner Riley closed the public hearing on 133 Admiral Street.

(14-26) RE: 2400 NORTH AVENUE – Petition of Celico Partnership d/b/a Verizon Wireless - Seeking a site plan review to permit the upgrade and modification of the existing telecommunication equipment in an R-C zone.

Atty. Ken Walton of Robinson and Cole came forward to present the site. The North Avenue site was formerly occupied by NexTel and has since been abandoned. He said that there will be screening panels that look like the building siding.

Commissioner Riley asked if there was anyone present who was in favor of the application. He then asked if there was anyone present who wished to oppose this application. Hearing none, Commissioner Riley closed the public hearing on 2400 North Avenue.

(14-27) RE: 510 BARNUM AVENUE (803 EAST WASHINGTON AVENUE) – Petition of Celico Partnership d/b/a Verizon Wireless - Seeking a site plan review for the installation of telecommunication equipment on the rooftop of the existing apartment building in an I-L zone.

Atty. Ken Walton of Robinson and Cole came forward to present the details of the site. 803 Washington is in the industrial zone and Verizon will be the third carrier on the roof. There will also be a shelter for the equipment.

Commissioner Riley asked if there was anyone present who was in favor of the application. He then asked if there was anyone present who wished to oppose this application. Hearing none, Commissioner Riley closed the public hearing on 510 Barnum Avenue.

(14-28) RE: 285 MAPLEWOOD AVENUE – Petition of Celico Partnership d/b/a Verizon Wireless - Seeking a site plan review to permit the upgrade and modification of the existing telecommunication equipment in an R-C zone.

Atty. Ken Walton of Robinson and Cole came forward to present the details of the site at 45 Maplewood. It is in the RC zone and currently occupied by T-Mobile. He described where the antennas and shelters would be located.

Commissioner Riley asked if there was anyone present who was in favor of the application. No one came forward. He then asked if there was anyone present who wished to oppose this application.

A resident of Maplewood Avenue came forward and wished to know if this would be a directed beam and power frequency. Mr. Walton then came back and said that it was not a directed beam and listed the frequencies of the equipment. The resident then asked about the noise of the back up generator. Mr. Walton explained that he could not speak to the noise from the building's generator, but that the antenna equipment generators don't run all the time. The AC units that run full time but are in compliance with the local regulations.

Mr. Walton said that all that was stated applies to all three applications. Commissioner Riley closed the hearing on the on 285 Maplewood Avenue.

(14-29) RE: 4699 MAIN STREET, UNIT 1-B6 – Petition of L & R Group, Inc. - Seeking a special permit and a site plan review to permit the establishment of a retail pharmacy in the existing office building in an MU-EM zone.

Atty. Jim White came forward and turned in the green mailing cards. He said that the application was for a pharmacy within a retail building. The pharmacy will be located at Unit 1-B6 in Commerce Park. All of the parking and conformity issues were resolved when the building was constructed. The pharmacy was located in a building that St. Vincent's is now taking over, necessitating this move to the new location. This is not a medical marijuana dispensary. There is nothing except the interior work. There will be conforming signage posted.

A doctor's office is as of right, but the sale of pharmaceuticals requires a special permit. The parking is already in conformity. Mr. Guerrero submitted a report in support of the application. The City Engineer has some basic comments that can be done. The contract purchase of the unit would be over \$100,000 and the renovations are expected to cost between \$25,000-\$30,000. The business has been successful and the owners want to stay in Bridgeport.

Commissioner Riley asked if there was anyone present who was in favor of the application. He then asked if there was anyone present who wished to oppose this application. Hearing none, Commissioner Riley closed the public hearing on 4699 Main Street, Unit 1-B6.

(14-30) RE: 4106 MAIN STREET – Petition of Syedbuali Naqvi - Seeking a special permit and a site plan review to permit the establishment of a hookah lounge in conjunction with the existing retail tobacco business in an OR-R zone.

Mr. Buckley said that the application was not able to come before the Commissioners because of the planned use and intensification of use may have ramification in terms of parking.

Mr. Naqvi came forward and asked for a deferment.

(14-31) RE 493-503 & 487-489 NORTH AVENUE & 308 LINDLEY STREET – Petition of Cantina Hospitality, LLC - Seeking a special permit and a site plan review to permit the construction of a fast food restaurant with a drive-thru facility in an I-L zone.

Atty. Diane Lord of Willinger, Willinger and Bucci had come forward earlier to request that this application be deferred.

(14-32) RE: 62 & 80 CHERRY STREET, 1325 & 1341 RAILROAD AVENUE, 375 & 437 HOWARD AVENUE – Petition of Bhagya Realty Holding, LLC - Seeking a special permit and a site plan review (adaptive reuse) to permit the conversion of the existing industrial buildings into a mixed use complex consisting of residential, office and retail uses an MU-LI zone.

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Atty. Rizio came forward and turned in the green cards. The site occupies an entire City block. Mr. Flocko and Mr. Vernon came forward to answer any questions. Mr. Vernon has taken over the entire project. The buildings are all old, non-conforming and unique. Atty. Rizio said that he would be reviewing the standards for adaptive reuse. He then distributed copies of the special regulations and reviewed the details of requirements.

The application is proposing a 369 space parking garage for the 311 units and the retail use along with the on street parking for the entire City block. These will be rental units.

Mr. Gary Flocko came forward and said that the site works with the West End development, is in a distressed census tract and will provide housing. The central area, which is almost an acre of land, will be for the exclusive use of the residents. The open space will include two play areas.

Atty. Rizio said that this does meet with the Master Plan and he submitted copies of the pages from the Master Plan of Conservation and Development.

O&G Industries own the property across the street. They have no objection to this project going forward except for a restricted covenant acknowledging there was an industrial area nearby. This agreement between the City, O&G and Mr. Spencer is already on the land records.

Because the parking spaces exceed 200 spaces, the State of Connecticut will have final say. Atty. Rizio then distributed copies of the letter regarding the traffic study and that it will have no impact on the traffic.

Atty. Rizio then displayed an aerial photo of the current buildings and where the parking garage will be located between the railroad and I-95.

The building will be ADA compliant. There will be a diversity of housing and uses in the complex.

Mr. Michael Hunting came forward and gave an overview of the areas including the plaza, the park area, and the shade garden. He said that the trees will be planted will be chosen according to whether there are overhead wires.

Atty. Rizio said that in order to get the special permit for adaptive reuse and due to the elevation of both the train tracks and I-95, the height is very important. He said that there were no environmental impacts on the Sound. He said that this project satisfied the adaptive reuse requirements. He added that there were three full pre-application hearing and one extensive post application hearing.

Commissioner Riley asked if there was anyone present who was in favor of the application.

Mr. Jeff Bishop, of the Bridgeport Regional Council came forward to speak in favor of this project. He said that it is estimated that over 200,000 people travel through Bridgeport in a week and this project will transform their views.

Mr. William Coleman, OPED, spoke in favor of this project in the West End. He said that there has been a number of positive changes on State Street and now the developers are looking at this parcel. He spoke very highly about Mr. Flocko and Mr. Vernon. he urged the Commission to support this project.

Commissioner Riley then asked if there was anyone present who wished to oppose this application. Hearing none, Commissioner Riley closed the public hearing on 62-80 Cherry Street.

RECESS.

Commissioner Riley announced a recess at 7:50 p.m. He called the meeting back to order at 8:05 p.m.

14-33 RE: 631 & 655 STILLMAN STREET, 1380 & 1390 PEMBROKE STREET, 570, 584 & 588 BERKSHIRE AVENUE – Petition of Achievement First Bridgeport Academy - Seeking a special permit and a site plan review to permit the expansion of the existing school building to provide additional classrooms and cafeteria in an R-C zone.

Atty. Rizio said that the students are selected by lottery. The school has Grades 1-3 and needs to expand one more grade. The Charter school will purchase a parcel from the City to construct a cafeteria and a gymnasium. The parking is limited right now. Atty. Rizio showed the Commissioner where the buses would now be on the property and how they would be able to load and discharge students away from the street.

Atty. Rizio then gave an overview of the parking situation. He concluded by saying that the project was a positive project for the neighborhood. He explained that the previous plans had a slightly larger building and the current plans have been reduced by 1,000 sq. ft.

Commissioner Correa asked how the students would move from one space to the new space. Atty. Rizio then explained that this was actually an addition to the current building.

Commissioner Riley asked if there was anyone present who was in favor of the application.

Ms. DeJesus came forward and said that she lives right across the street. She said that she was concerned about the traffic. She explained that her granddaughter, a special needs student, attends the school and hopes that she will be able to continue on for four full years. She added that in the school they tell the students that they should go to college.

Commissioner Rodriguez asked if the school would increase their student body. Atty. Rizio came forward and said that this would keep the third grade students in the school another year, and then hopefully the students will move over to the old Barnum School where another program is underway.

Mr. William Coleman came forward and explained that the Barnum School was purchased by this group, rehabbed and now functions as a school again. This is adaptive reuse of the schools.

Commissioner Riley then asked if there was anyone present who wished to oppose this application. Hearing none, Commissioner Riley closed the public hearing on 631 & 655 Stillman Street.

C-1 (14-08) RE: 1800 (aka 1782-1806) COMMERCE DRIVE – Petition of Lube Plus/Palisades, Inc. - Seeking to expunge two conditions of approval to a petition granted by the Planning & Zoning Commission on October 28, 2013 to establish a general repairers license at the existing oil change center in an MU-LI zone.

Mr. Robert Worrel came forward and distributed a circulation study from Malone & MacBroom. He explained that he would put in two planters. However, near the building, he would like to reduce the buffer to 4 feet wide. This would be to prevent the plantings from being backed over.

He said that he would like reduce the number of striped spaces from 10 to 6, because vehicles would be parked inside the building if they were receiving service.

Mr. Buckley said that the existing facility was pre-existing and the design review coordinator made some recommendations.

Mr. Worrel explained that the 22 foot turning radius comes all the way to the property line. He added that he would like to install a privacy fence.

Mr. Guerrero came forward and said that he was concerned about the number of vehicles waiting for service. Mr. Worrel said that it had been suggested his client remove a curb cut but this might not be possible.

Commissioner Riley asked if there was anyone present who was in favor of the application. Commissioner Riley then asked if there was anyone present who wished to oppose this application. Hearing none, Commissioner Riley closed the public hearing on 1800 Commerce Drive.

Commissioner Riley then closed the public hearing portion of the meeting at 8:30 p.m.

CONSENT AGENDA.

Mr. Buckley came forward and gave a brief overview of how the consent agenda works for the new Commission members.

CA-1 RE: 472 & 436 (aka 500) NORTH AVENUE – 500 North Avenue, LLC - Requesting a 1-year extension of the Certificate of Zoning Compliance dated May 6, 2013.

Mr. Buckley explained that this was a petition by the applicant who has not pulled their permit and is asking for an extension.

Ms. Correa said that she did not know enough about the 472 North Avenue application to vote on it. Atty. Schmidt said that it was common for applicant to have difficulty getting the financial aspect in line. This is the applicant's first request for an extension. Atty. Schmidt reviewed the brief history of the court case.

CA-2 RE: 2201 FAIRFIELD AVENUE – Petition of PR Automotive , LLC - Seeking under Sec. 14-54 of the CT General Statutes an amended certificate of location for the existing used car dealership under new ownership in an OR zone.

CA-3 RE: 210 CHARLES STREET – Petition of Euro Auto Clinics, LLC - Seeking under Sec. 14-54 of the CT General Statutes an amended certificate of location for a general repairer's license at the existing automotive service facility under new ownership in an OR-G zone.

Mr. Buckley explained that the two applications were established vehicle businesses that now had new owners.

DECISION SESSION.

Atty. Schmidt pointed out that Ms. Correa was a temporary appointment for three months and would appear on the transcripts.

(14-23) 8-24 REFERRAL – Petition of the City of Bridgeport Office of Planning and Economic Development (OPED) - Seeking a favorable recommendation under Sec. 8-24 of the CT General Statutes for the sale of city-owned parcels at 38 Luther St. in an R-A zone and 63 Waldorf Ave, in an R-C zone.

**** COMMISSIONER MORTON MOVED TO GIVE A FAVORABLE RECOMMENDATION TO THE CITY COMMON COUNCIL FOR THE 8-24 REFERRAL – PETITION OF THE CITY OF BRIDGEPORT OFFICE OF PLANNING AND ECONOMIC DEVELOPMENT (OPED) - SEEKING A FAVORABLE RECOMMENDATION UNDER SEC. 8-24 OF THE CT GENERAL STATUTES FOR THE SALE OF CITY-OWNED PARCELS AT 38 LUTHER ST. IN AN R-A ZONE AND 63 WALDORF AVE, IN AN R-C ZONE.**

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

C-1 (14-08) RE: 1800 (aka 1782-1806) COMMERCE DRIVE – Petition of Lube Plus/Palisades, Inc. - Seeking to expunge two conditions of approval to a petition granted by the Planning & Zoning Commission on October 28, 2013 to establish a general repairers license at the existing oil change center in an MU-LI zone.

**** COMMISSIONER MORENO MOVED TO APPROVE APPLICATION C-1 (14-08) RE: 1800 (aka 1782-1806) COMMERCE DRIVE – PETITION OF LUBE PLUS/PALISADES, INC. - SEEKING TO EXPUNGE TWO CONDITIONS OF APPROVAL TO A PETITION GRANTED BY THE PLANNING & ZONING COMMISSION ON OCTOBER 28, 2013 TO ESTABLISH A GENERAL REPAIRERS LICENSE AT THE EXISTING OIL CHANGE CENTER IN AN MU-LI ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. TWO 4' WIDE LANDSCAPED BUFFER STRIPS SHALL BE ESTABLISHED (ASPHALT REMOVED) BETWEEN BOTH EXISTING DRIVEWAYS AND PLANTED TO THE L-2 STANDARD.**
- 2. A SIX FOOT PRIVACY/STOCKADE FENCE SHALL BE INSTALLED BEGINNING AT THE SOUTH/WEST CORNER OF THE BUILDING (32' FROM THE CITY SIDEWALK), AND EXTEND ALONG THE RESIDENTIAL PROPERTIES, UP TO AND ENDING ON BEDFORD STREET.**
- 3. THERE SHALL BE SIX 9 X 20 ON-SITE PARKING SPACES ESTABLISHED IN ACCORDANCE WITH THE PLAN SUBMITTED TO AND APPROVED BY THE COMMISSION.**

4. THE TWO LANDSCAPED AREAS AT THE SOUTH/EAST AND NORTH/EAST CORNERS OF THE SUBJECT SITE SHALL ALSO BE PLANTED TO THE L-2 STANDARD.

FOR THE FOLLOWING REASONS:

- 1. WILL ACCOMMODATE THE IMPROVEMENT OF A LONG ESTABLISHED BUSINESS WITHIN THE CITY LIMITS.**
- 2. ASSIST IN THE GROWTH AND SERVICE TO AREA RESIDENTS AND BUSINESS.**

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

C-2 (14-16) RE: 1815 STATE STREET – Petition of Concrete Encounters/Jeff Kuryluk - Seeking a site plan review for the establishment of a low impact manufacture facility and related business offices (which received a special permit on 02/24/14) in the existing industrial building in an I-L zone.

Commissioner Rodríguez said that he felt that having a bond on the building was wrong. Commissioner Morton said that this was the only guarantee that the owner will do the work. Commissioner Riley pointed out that before he can get a Certificate of Zoning Compliance, he has to finish the work. Discussion followed.

**** COMMISSIONER MORTON MOVED TO APPROVE APPLICATION C-2 (14-16) RE: 1815 STATE STREET – PETITION OF CONCRETE ENCOUNTERS/JEFF KURYLUK - SEEKING A SITE PLAN REVIEW FOR THE ESTABLISHMENT OF A LOW IMPACT MANUFACTURE FACILITY AND RELATED BUSINESS OFFICES (WHICH RECEIVED A SPECIAL PERMIT ON 02/24/14) IN THE EXISTING INDUSTRIAL BUILDING IN AN I-L ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE PETITIONER SHALL PROVIDE A \$5,000 BOND TO INSURE THE SITE AND BUILDING COMPLY WITH THE PLAN SUBMITTED TO AND APPROVED BY THE COMMISSION.**
- 2. THE PETITIONER SHALL WORK WITH THE DESIGN REVIEW COORDINATOR TO ENSURE THE PROPER IMPROVEMENTS TO BUILDING AND PROPERTY.**
- 3. THE EXPIRATION DATE OF THIS SITE PLAN APPROVAL IS 05/19/2015.**

FOR THE FOLLOWING REASON:

City of Bridgeport
Planning and Zoning
Regular Meeting
May 14, 2014

1. WILL PROVIDE THE OWNER AN OPPORTUNITY TO RECOVER FROM STARTUP COSTS BEFORE HAVING TO RE-FENCE THE BUILDING AND PARKING LOT.

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

D-1 (14-20) RE: 624 EAST MAIN STREET – Petition of Right Price - Seeking under CT General Statute 14-54 a certificate of approval of location to reestablish a general repairers license in the existing gas station with a recently approved convenience store use in an OR zone.

**** COMMISSIONER RODRÍGUEZ MOVED TO APPROVE APPLICATION D-1 (14-20) RE: 624 EAST MAIN STREET – PETITION OF RIGHT PRICE - SEEKING UNDER CT GENERAL STATUTE 14-54 A CERTIFICATE OF APPROVAL OF LOCATION TO REESTABLISH A GENERAL REPAIRERS LICENSE IN THE EXISTING GAS STATION WITH A RECENTLY APPROVED CONVENIENCE STORE USE IN AN OR ZONE WITH THE FOLLOWING CONDITION:**

1. DMV CONDITIONS “A”

FOR THE FOLLOWING REASONS:

- 1. RE-ESTABLISHES A GAS STATION USE AND REPAIR FACILITY.**
- 2. THE FACILITY WILL OFFER NEEDED SERVICES TO THE AREA RESIDENTS AND BUSINESS.**

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

(14-24) RE: 146 ANDOVER STREET – Petition of Bridgeport Biodiesel - Seeking a special permit and a site plan review to permit the installation of storage tanks to be used in conjunction with the existing biodiesel plant in an I-L zone

Commissioner Correa said she was happy to see that someone was providing jobs in this area.

**** COMMISSIONER RODRÍGUEZ MOVED TO APPROVE APPLICATION (14-24) RE: 146 ANDOVER STREET – PETITION OF BRIDGEPORT BIODIESEL - SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE INSTALLATION OF STORAGE TANKS TO BE USED IN CONJUNCTION WITH THE EXISTING BIODIESEL PLANT IN AN I-L ZONE WITH THE FOLLOWING CONDITIONS:**

1. THE DEVELOPMENT OF THE SUBJECT SITE SHALL BE IN STRICT ACCORD WITH THE REVISED PLANS SUBMITTED TO AND APPROVED BY THE COMMISSION.

2. THE ROOF TOP SIGN SHALL BE LEGALIZED THROUGH THE SPECIAL PERMIT AND BUILDING PERMIT PROCESS.

FOR THE FOLLOWING REASONS:

1. THE PROJECT, AS APPROVED, IS CONSISTENT WITH THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT, AS WELL AS COMPLIES WITH THE SPECIAL PERMIT STANDARDS OF SEC. 14-4-5 AND THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT.

2. THE EXPANSION OF THIS BUSINESS IS IN KEEPING WITH THE B-GREEN 2020 INITIATIVE AND WILL PROVIDE EMPLOYMENT TO AREA

THE EXPIRATION DATE OF THE SPECIAL PERMIT APPROVAL, AS REQUIRED UNDER SEC. 14-4-5 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT, CT HAS BEEN ESTABLISHED AS MAY 19, 2015.

**** COMMISSIONER MORTON SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

(14-25) RE: 133 ADMIRAL STREET – Petition of 133 Admiral Associates, LLC - Seeking a site plan review and a coastal site plan review to permit the installation of a 1,000 gal. liquid propane storage tank in the existing commercial fueling station in an I-H zone and coastal area.

**** COMMISSIONER RODRÍGUEZ MOVED TO APPROVE APPLICATION (14-25) RE: 133 ADMIRAL STREET – PETITION OF 133 ADMIRAL ASSOCIATES, LLC - SEEKING A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO PERMIT THE INSTALLATION OF A 1,000 GAL. LIQUID PROPANE STORAGE TANK IN THE EXISTING COMMERCIAL FUELING STATION IN AN I-H ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITION:**

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

FOR THE FOLLOWING REASONS:

1. WILL PROVIDE THE OPPORTUNITY FOR “GREEN ENERGY” AT AN EXISTING FUEL DEPOT.

2. THE PROJECT, AS APPROVED, WILL HAVE NO UNACCEPTABLE ADVERSE IMPACT ON THE COASTAL AREA, AND IS IN COMPLIANCE WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT.

THE EXPIRATION DATE OF THE COASTAL SITE PLAN REVIEW, AS REQUIRED UNDER SEC. 14-3-4 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT, CT HAS BEEN ESTABLISHED AS MAY 19, 2015.

**** COMMISSIONER CORREA SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

(14-26) RE: 2400 NORTH AVENUE – Petition of Celico Partnership d/b/a Verizon Wireless - Seeking a site plan review to permit the upgrade and modification of the existing telecommunication equipment in an R-C zone.

**** COMMISSIONER MORTON MOVED TO APPROVE APPLICATION (14-26) RE: 2400 NORTH AVENUE – PETITION OF CELICO PARTNERSHIP D/B/A VERIZON WIRELESS - SEEKING A SITE PLAN REVIEW TO PERMIT THE UPGRADE AND MODIFICATION OF THE EXISTING TELECOMMUNICATION EQUIPMENT IN AN R-C 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. THE PROJECT, AS APPROVED, COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT.

FOR THE FOLLOWING REASON:

THIS WILL UPGRADE EXISTING EQUIPMENT.

**** COMMISSIONER RODRÍGUEZ SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

(14-27) RE: 510 BARNUM AVENUE (803 EAST WASHINGTON AVENUE) – Petition of Celico Partnership d/b/a Verizon Wireless - Seeking a site plan review for the installation of telecommunication equipment on the rooftop of the existing apartment building in an I-L zone

**** COMMISSIONER RODRÍGUEZ MOVED TO APPROVE APPLICATION (14-27) RE: 510 BARNUM AVENUE (803 EAST WASHINGTON AVENUE) – PETITION OF CELICO PARTNERSHIP D/B/A VERIZON WIRELESS - SEEKING A SITE PLAN REVIEW FOR THE INSTALLATION OF TELECOMMUNICATION EQUIPMENT ON THE ROOFTOP OF THE EXISTING APARTMENT 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. THE PROJECT, AS APPROVED, COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT.**

FOR THE FOLLOWING REASON:

THIS WILL UPGRADE EXISTING EQUIPMENT.

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

(14-28) RE: 285 MAPLEWOOD AVENUE – Petition of Celico Partnership d/b/a Verizon Wireless -Seeking a site plan review to permit the upgrade and modification of the existing telecommunication equipment in an R-C zone.

**** COMMISSIONER RODRÍGUEZ MOVED TO APPROVE APPLICATION (14-28) RE: 285 MAPLEWOOD AVENUE – PETITION OF CELICO PARTNERSHIP D/B/A VERIZON WIRELESS -SEEKING A SITE PLAN REVIEW TO PERMIT THE UPGRADE AND MODIFICATION OF THE EXISTING TELECOMMUNICATION EQUIPMENT IN AN R-C 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. THE PROJECT, AS APPROVED, COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT.**

FOR THE FOLLOWING REASON:

THIS WILL UPGRADE EXISTING EQUIPMENT.

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

(14-29) RE: 4699 MAIN STREET, UNIT 1-B6 – Petition of L & R Group, Inc. - Seeking a special permit and a site plan review to permit the establishment of a retail pharmacy in the existing office building in an MU-EM zone.

**** COMMISSIONER CORREA MOVED TO APPROVE APPLICATION (14-29) RE: 4699 MAIN STREET, UNIT 1-B6 – PETITION OF L & R GROUP, INC. - SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A RETAIL PHARMACY IN THE EXISTING OFFICE BUILDING IN AN MU-EM ZONE WITH THE FOLLOWING CONDITION:**

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

FOR THE FOLLOWING REASONS:

- 1. THE PROJECT, AS APPROVED, COMPLIES WITH THE SPECIAL PERMIT STANDARDS OF SEC. 14-4-5 AND THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT.**
- 2. THE CONVENIENCE OF A PHARMACY ON A CAMPUS, WHICH IS PRIMARILY MEDICAL IN NATURE, WILL BE A BENEFIT TO PATIENTS UTILIZING THIS COMPLEX.**

THE EXPIRATION DATE OF THE SPECIAL PERMIT APPROVAL, AS REQUIRED UNDER SEC. 14-4-5 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT, CT HAS BEEN ESTABLISHED AS MAY 19, 2015.

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

(14-30) RE: 4106 MAIN STREET – Petition of Syedbuali Naqvi - Seeking a special permit and a site plan review to permit the establishment of a hookah lounge in conjunction with the existing retail tobacco business in an OR-R zone.

Commissioner Riley asked about the legality of hookah bar in terms of smoking. Mr. Buckley replied that the regulations require that public health be safe guarded. This application was deferred to June 30, 2014.

(14-31) RE 493-503 & 487-489 NORTH AVENUE & 308 LINDLEY STREET – Petition of Cantina Hospitality, LLC - Seeking a special permit and a site plan review to permit the construction of a fast food restaurant with a drive-thru facility in an I-L zone.

This application was deferred to June 30, 2014.

(14-32) RE: 62 & 80 CHERRY STREET, 1325 & 1341 RAILROAD AVENUE, 375 & 437 HOWARD AVENUE – Petition of Bhagya Realty Holding, LLC - Seeking a special permit and a site plan review (adaptive reuse) to permit the conversion of the existing industrial buildings into a mixed use complex consisting of residential, office and retail uses an MU-LI zone.

**** COMMISSIONER MORTON MOVED TO APPROVE APPLICATION (14-32) RE: 62 & 80 CHERRY STREET, 1325 & 1341 RAILROAD AVENUE, 375 & 437 HOWARD AVENUE – PETITION OF BHAGYA REALTY HOLDING, LLC - SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW (ADAPTIVE REUSE) TO PERMIT THE CONVERSION OF THE EXISTING INDUSTRIAL BUILDINGS INTO A MIXED USE COMPLEX CONSISTING OF RESIDENTIAL, OFFICE AND RETAIL USES AN MU-LI ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE DEVELOPMENT, INCLUDING THE LANDSCAPING AND PARKING, SHALL BE IN STRICT ACCORD WITH THE PLAN SUBMITTED TO AND APPROVED BY THE COMMISSION.**
- 2. THE PETITIONER SHALL INCORPORATE ALL RECOMMENDATIONS OF THE CITY ENGINEER.**
- 3. ALL OF THE TERMS, CONDITIONS, PROVISIONS AND RESTRICTIONS OF THE STIPULATED JUDGMENT OF NOVEMBER 15, 2010, WHICH WAS FILED ON THE LAND RECORDS OF THE CITY BRIDGEPORT (VOL. 8354 PG. 137) ARE INCORPORATED INTO THESE CONDITIONS OF APPROVAL AS AGREED TO BY ALL PARTIES CONCERNED.**
- 4. THE CITY’S NOISE ORDINANCE, REGARDING THE INDUSTRIAL ZONE STANDARDS, SHALL CONTINUE TO BE THE STANDARDS LEGALLY APPLICABLE TO THIS SITE.**

FOR THE FOLLOWING REASONS:

- 1. TWO SIMILAR PROJECTS HAD BEEN APPROVED AT THIS SITE FOR DEVELOPERS IN 2008. THIS PROJECT ENCOMPASSES BOTH PARCEL/APPROVALS.**

2. THE PROJECT, AS APPROVED, WILL BE AN IMPROVEMENT TO THE AREA AS WELL AS COMPLYING WITH THE SPECIAL PERMIT STANDARDS OF SEC. 14-4-4 AND THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-1.

3. THE ADAPTIVE RE-USE AT THIS SITE IS IN COMPLIANCE WITH THE MASTER PLAN OF CONVERSATION AND DEVELOPMENT.

THE EXPIRATION DATE OF THE SPECIAL PERMIT APPROVAL, AS REQUIRED UNDER SEC. 14-4-5 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT, CT HAS BEEN ESTABLISHED AS MAY 19, 2015.

**** COMMISSIONER RODRÍGUEZ SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

14-33 RE: 631 & 655 STILLMAN STREET, 1380 & 1390 PEMBROKE STREET, 570, 584 & 588 BERKSHIRE AVENUE – Petition of Achievement First Bridgeport Academy - Seeking a special permit and a site plan review to permit the expansion of the existing school building to provide additional classrooms and cafeteria in an R-C zone.

**** COMMISSIONER RODRÍGUEZ MOVED TO APPROVE APPLICATION 14-33 RE: 631 & 655 STILLMAN STREET, 1380 & 1390 PEMBROKE STREET, 570, 584 & 588 BERKSHIRE AVENUE – PETITION OF ACHIEVEMENT FIRST BRIDGEPORT ACADEMY - SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE EXPANSION OF THE EXISTING SCHOOL BUILDING TO PROVIDE ADDITIONAL CLASSROOMS AND CAFETERIA IN AN R-C ZONE WITH THE FOLLOWING CONDITIONS:**

1. THE PROJECT, AS APPROVED, SHALL BE IN STRICT ACCORD WITH THE REVISED PLAN OF DEVELOPMENT SUBMITTED TO AND APPROVED BY THE COMMISSION.

2. ALL CONSTRUCTION SHALL COMPLY WITH THE BASIC BUILDING CODE OF THE STATE OF CT.

FOR THE FOLLOWING REASONS:

4. THE PROJECT, AS APPROVED, COMPLIES WITH THE SPECIAL PERMIT STANDARDS OF SEC. 14-4-4 AND THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT.

5. WILL ALLOW FOR THE EXPANSION OF THE EXISTING EDUCATIONAL FACILITY TO ACCOMMODATE THE GROWTH OF THE STUDENT BODY.

THE EXPIRATION DATE OF THE SPECIAL PERMIT APPROVAL, AS REQUIRED UNDER SEC. 14-4-5 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT, CT HAS BEEN ESTABLISHED AS MAY 19, 2015.

**** COMMISSIONER MORTON SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

CA-1 RE: 472 & 436 (aka 500) NORTH AVENUE – 500 North Avenue, LLC - Requesting a 1-year extension of the Certificate of Zoning Compliance dated May 6, 2013.

**** COMMISSIONER MORTON MOVED TO APPROVE APPLICATION CA-1 RE: 472 & 436 (AKA 500) NORTH AVENUE – 500 NORTH AVENUE, LLC - REQUESTING A 1-YEAR EXTENSION OF THE CERTIFICATE OF ZONING COMPLIANCE DATED MAY 6, 2013. THE NEW EXPIRATION DATE OF THE CERTIFICATE OF ZONING COMPLIANCE HAS BEEN ESTABLISHED AS MAY 19, 2015.**

**** COMMISSIONER RODRÍGUEZ SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

CA-2 RE: 2201 FAIRFIELD AVENUE – Petition of PR Automotive , LLC - Seeking under Sec. 14-54 of the CT General Statutes an amended certificate of location for the existing used car dealership under new ownership in an OR zone.

**** COMMISSIONER MORTON MOVED TO APPROVE APPLICATION CA-2 RE: 2201 FAIRFIELD AVENUE – PETITION OF PR AUTOMOTIVE , LLC - SEEKING UNDER SEC. 14-54 OF THE CT GENERAL STATUTES AN AMENDED CERTIFICATE OF LOCATION FOR THE EXISTING USED CAR DEALERSHIP UNDER NEW OWNERSHIP IN AN OR ZONE WITH THE CONDITION THAT SCHEDULE “D” BE USED.**

**** COMMISSIONER RODRÍGUEZ SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

CA-3 RE: 210 CHARLES STREET – Petition of Euro Auto Clinics, LLC - Seeking under Sec. 14-54 of the CT General Statutes an amended certificate of location for a general repairer’s license at the existing automotive service facility under new ownership in an OR-G zone.

**** COMMISSIONER MORTON MOVED TO APPROVE APPLICATION CA-3 RE: 210 CHARLES STREET – PETITION OF EURO AUTO CLINICS, LLC - SEEKING**

**UNDER SEC. 14-54 OF THE CT GENERAL STATUTES AN AMENDED
CERTIFICATE OF LOCATION FOR A GENERAL REPAIRER'S LICENSE AT THE
EXISTING AUTOMOTIVE SERVICE FACILITY UNDER NEW OWNERSHIP IN AN
OR-G ZONE WITH THE CONDITION THAT SCHEDULE "B" BE USED.**

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

APPROVAL OF MINUTES.

There were no minutes needing approval at this time.

ADJOURNMENT.

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

The meeting adjourned at 9:00 p.m.

Respectfully submitted,

Sharon L. Soltes
Telesco Secretarial Services