



PLANNING AND ZONING COMMISSION
AUGUST 25, 2014
MEETING MINUTES
CITY OF BRIDGEPORT

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

ATTENDANCE: Anne Pappas Phillips, Acting Chair; Barbara Freddino, Acting Secretary; Tom Fedele, Bob Filotei, Carlos Moreno, Robert Morton, Rosa J. Correa

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

CALL TO ORDER

Commissioner Phillips called the meeting to order at 6:45 p.m. A quorum was present. She introduced the seated Commissioners and reviewed the rules.

CONTINUED BUSINESS.

C-2 (14-41) RE: 665 GILMAN STREET – Petition of James Lancaster - Seeking to establish an accessory apartment in the existing single-family dwelling in an A-A zone.

Mr. Lancaster came forward and said that the Zoning Officer had been to the house to inspect the site. Mr. Buckley gave a brief overview of the situation.

Mr. David Brennan came forward and said that he had inspected the property. He said that the stove had been removed from the accessory kitchen. He said that he had photographed the site.

Commissioner Phillips asked if Mr. Brennan felt that Mr. Lancaster was in compliance. Mr. Brennan said that he was but had not seen any additional photos. Commissioner Morton asked when Mr. Brennan had inspected the site. He replied that he had been there within the last two weeks. Mr. Lancaster said that he had applied for a building permit. He said that there had not been any other items removed from the house. Commissioner Phillips asked if there were any other major changes that needed to be done. Mr. Lancaster said no.

Commissioner Filotei asked why Mr. Lancaster needed an accessory apartment and what would prevent it from being rented to college students. Mr. Lancaster said that it was for a family member and he had no interest in renting to a college student.

Commissioner Phillips asked if there was anyone present who wished to speak in favor of this application. No one came forward. Commissioner Phillips then asked if there was anyone present who wished to oppose this application. Hearing none, she closed the public hearing on 665 Gilman Street.

(14-45) RE: 60 MAIN STREET – Petition of Westport Property Management - Seeking a modification of the approved plan of development on a petition approved by the Planning & Zoning Commission on 09/24/07 for a mixed use development in an MU-W zone and coastal area.

Mr. Rockwell came forward and said that he was the principal for Westport Property Management located at 60 Main Street. He then spoke about the recent changes in the zoning regulations.

Commissioner Freddino then read the letter from John Gaucher regarding 60 Main Street into the record.

From: Gaucher, John
Wednesday, May 21, 2014
To: Dennis Buckley
Subject: 60 Main Street. 60 Main Street, LLC

Dennis,

It is my understanding that the above-referenced project represents a resubmission of a previously submitted General Development Plan (GDP) and the Coastal Site Plan Review, which the Planning & Zoning Commission approved on September 24, 2007. Since the time of the Commission's approval, the base flood elevation for the site on the National Flood Insurance Rate Map for this section of Bridgeport has been revised higher and this Office has issued a Structures, Dredging, and Fill permit in 2010 to 60 Main Street, LLC to:

1. retain a 15" storm water outfall;
2. install a 10' x 115' fishing pier with a 60' long access ramp;
3. dredge, hydraulically, approximately 74,700 cubic yards of sediment from an approximately 450,000 square foot area to achieve dredge depths of – 5.0', -8.0' and –10.0 MLW, with a maximum allowable one-foot over dredge for upland dewatering and disposal; and
4. install a marina comprised of the following structures with associated pilings:
 - a. a 14' x 381' fixed pier;
 - b. a 3' x 45' ramp to a 30' x 50' kayak float;

- c. a 6' x 45' ramp to a 10' x 818 main float with nine 8' x 80' and four 8' x 120' finger floats and an 8' x 370' float with fuel and pump out facilities at the terminus;
- d. a triangular shaped connecting float to a western-most 10'x765' float with thirty-two 4'x40' finger floats and a 14'x1,195 wave attenuator float;
- e. a central 8' x 656' float with sixteen 4'x40' finger floats and thirteen 4'x50' finger floats;
- f. an eastern-most 8'x637' float with thirteen 4'x 50' finger floats and twelve 6'x 60' finger floats; and
- g. power posts including lighting, power and potable water hook-ups.

Otherwise the proposed site conditions remain unchanged.

Attached, please find a copy of the comments this Office submitted in response to the original proposal and a copy of the Commission's comprehensive and detailed approval which included many conditions. Due to lack of substantive changes to the GDP, we ask the Commission to consider again our original comments dated September 17, 2007 as attached and incorporate our recommendations as a condition of any CSPR approval issued by the Commission. Finally, we support the additional conditions that the Commission included in their decision and recommend that those conditions also become a part of any newly issued CSPR approval.

Please let me know if you have any questions or if you need any additional information.

John Gaucher
Environmental Analysis 3

Commissioner Phillips pointed out that the request was to reconfigure one section of the driveway between the two buildings. By doing this, it would allow the two buildings to be connected and shorten the driveway.

Commissioner Freddino asked why the streets were not labeled on the drawings.

Commissioner Phillips asked if Mr. Rockwell would consider continuing this application. Mr. Buckley came forward and said that the application had been approved and this was just a modification of the building. Usually the applicant does not have to present a detailed application for a modification.

Mr. David Kooris came forward and explained that this plan was approved and had been specifically designed to allow flexibility for the developer and would be built out over a number of years. He pointed out that the major concerns were whether University

Avenue and Soundview Avenue would allow the public to have access to the waterfront and remain connected. This will not change. Mr. Kooris said that in the original decision there were requirements for the small street for garage access. He said that he would not have required this and felt that the modification was an improvement. As the building is developed, there will be additional changes and modifications.

Commissioner Phillips asked if there was anyone present who wished to speak in favor of this application. No one came forward. Commissioner Phillips then asked if there was anyone present who wished to oppose this application. Hearing none, she closed the public hearing on 60 Main Street.

(14-47) RE: 1014 SOUTH AVENUE – Petition of 1014 South Avenue, LLC - Seeking a site plan review and a coastal site plan review to permit the establishment of a parking lot facility in conjunction with a fuel/oil company (located on 154 Admiral St.) in an I-H zone.

Atty. Rizio came forward and said that he was present to represent Santa Fuel. He explained that there would be a bit of an overlap with the application for 133 Admiral Street. This parcel was zoned for Heavy Industrial and had been for years.

Atty. Rizio said that there had been a previous application with a storage tank on the east side of the creek. The new plan has the storage tank on the western side of the creek. Now the area on the eastern side of the creek will be used for parking for employees.

Atty. Rizio said that Mr. Gaucher had no problems with the application. This will be the least intensive use of the site since the employees arrive in the morning and leave in the evening.

Commissioner Phillips asked if there were any roads that bordered the parcel. Atty. Rizio indicated where South Avenue was located. He said that the parking area will be landscaped and fenced off. The trucks will leave between 7 a.m. and 8 a.m. and return between 5 p.m. and 6 p.m. There will be evergreens planted along the road.

Commissioner Freddino asked about the size of the trucks. Atty. Rizio said that they were 8 to 10 feet tall and would be empty when stored.

Commissioner Phillips asked about the barge docking. She said that this was a water dependent use. Atty. Rizio said that the barges come in one or two times a month. Because of the barge activity, there is no public access planned. The site handles home fuel, propane and gasoline, so the security is high.

Commissioner Filotei left the meeting at 7:33 p.m.

Commissioner Phillips asked if there was anyone present who wished to speak in favor of this application.

Mr. Bob Weitzel, from the West End Association came forward and said that the application would have no impact on the residents, noise or traffic.

Mr. Frank Borres, West Side NRZ but speaking on behalf of himself said that he was in favor of the application.

Commissioner Filotei returned to the meeting at 7:35 p.m.

Mr. Borres said that this was a secure site and he was in favor of this.

Commissioner Phillips then asked if there was anyone present who wished to oppose this application.

Mr. Paul Sousa came forward and said that the Seaside Village Association residents were against this application. He wanted to know what would happen if the vehicles leaked or if they were not emptied. He said that this parking lot was about 500 to 600 feet from the residential development. Mr. Sousa said that there was also a pollution factor and expressed concerns about this.

Mr. Francis Larkin who lives on South Avenue and said his residence would be about 50 feet from the site. His unit is located directly across from where the lot will be located. He said that there were 20 units on South Avenue. The fleet starts at 5:30 a.m. and the trucks would be in and out all day. There will be headlights shining in the bedroom windows. He also expressed concerns about the pollution. There are numerous elderly residents. He said that the Sikorsky area was no longer landing helicopters on the nearby site but that this would add more traffic to the area.

Mr. Michael Mahoney said that Santa Fuel was a good company, but wanted to see Seaside Village remain as a peaceful, prosperous place too. After the last meeting, there was a group of residents who met with Santa and they heard that the trucks were warming up at 5:30 a.m. He said that there are people who hear the trucks in the morning.

Mr. Lou Porisros came forward and said that there would be 24 more trucks going up and down the road than they already hear now.

Ms. Christine Taylor said that she was wondering if this should continue to be an industrial zone. She said that she would like to see it be an office zone. This is the third hearing that she had attended and objected to the West End NRZ approving the application. She pointed out that the oil deliveries happen all hours of the day because of emergency deliveries.

Mr. Joe Provi came forward and said that he had been talking with an officer from Santa who said that if the tank was denied, the plan was to put the parking lot on the parcel which would be worse since the trucks would be coming in and out all day.

Ms. Elaine Pisano came forward and said that there were kids who go fishing on the property and no one responds to the alarms.

Commissioner Phillips asked how many people were present in opposition. There were 20 against and 6 in favor.

Atty. Rizio came forward and said that the applicant was only following the rules. He said that the area was zoned heavy industrial and that the zone regulations were to protect encroachment by residential units. He pointed out that Santa wants to simply conduct business by delivering oil to the various residents. Industrial uses have business being conducted all day. This is a heavy industrial use and a water depend use in a heavy industrial zone.

Commissioner Correa asked if there were any noise mitigation that could be done. Atty. Rizio said that the trucks would be leaving, doing their route and returning to the lot at the end of the day.

Mr. Tom Santa came forward and said that his company cares for the neighborhood. He said that he was planning to put the lighter use vehicles in the lot. Commissioner Phillips asked where the commercial use vehicles were. Mr. Santa said they were on the other side of the creek.

Atty. Rizio said that the application fits a heavy industrial use in a heavy industrial zone.

Commissioner Phillips then closed the public hearing on 1014 South Avenue.

(14-48) RE: 133 ADMIRAL STREET – Petition of Admiral Associates, LLC - Seeking a modification of approval of on a petition granted by the Planning & Zoning Commission on 5/14/14, which approved the installation of a 1,000 gallon propane storage tank, and to now seek approval for a 30,000 gallon propane storage tank in an I-L and coastal area.

Atty. Rizio then presented the application. He indicated where the propane tank would be located on the western side of the creek. This has been reviewed by the Fire Marshal, WPCA, CAM and the DEEP without comment. There are no residential properties nearby. It is surrounded by industrial properties. The trucks will have access to I-95 without going through a residential neighborhood. The area where the tank will be is where the parking area is now.

Commissioner Phillips asked for the dimension of the liquid propane tank, which Atty. Rizio gave. He then displayed photos of the tank. It is in place but cannot be hooked up or used without approval.

Commissioner Phillips asked if there was anyone present who wished to speak in favor of this application.

Mr. Bob Weitzel came forward and said that he was from the West End Association. He said that the West End Association is concerned with jobs because in the last 15 years more than 4,000 jobs have left Bridgeport. He said that anyone who is willing to stay and add jobs to Bridgeport

Mr. Frank Borres came forward and said that he was in favor of the program. Santa Fuel is one of the largest companies in Bridgeport.

Commissioner Phillips then asked if there was anyone present who wished to oppose this application.

Mr. Francis Larkin came forward and said that he was present in opposition to the application.

Mr. Lou Porisros came forward and said that he was against this because it was liquid propane and would cause a lot of damage if it exploded.

Atty. Rizio said that the site has been inspected by the Fire Marshal and that the safety inspector was present if there were questions. He said that the safety inspector had made a presentation last month and that the company believed that this installation was safe. It is now across the creek from the residential zone.

Commissioner Phillips then closed the public hearing on 133 Admiral Street.

RECESS.

Commissioner Phillips announced a recess at 8:16 p.m. She called the meeting back to order at 8:30 p.m.

(14-49) RE: 220 HANCOCK AVENUE – Petition of Future Health Care Systems CT, Inc. - Seeking a special permit, site plan review and coastal site plan review to permit the construction of a 15,000 sq. ft. medical waste processing facility in an I-L zone and coastal area.

Atty. Rizio said that this application had to do with a parcel of land that was previously used by Wheelabrator for parking. The request is for a facility to handle medical waste. This includes face masks, used bandages, and sharps. Wheelabrator is next door. He

then distributed copies of photos from a facility in Yonkers, photos of sealed medical waste bag. The sharps containers are shredded and then shipped elsewhere.

Mr. Charles DeFileto, Jr. said that the material is sanitized and sterilized at 280 degrees under pressure. Atty. Rizio then distributed copies of the photos of the sterilizer. The material is then fed through the shredder and shipped out. The other medical waste will be sterilized and then fed to Wheelabrator.

Commissioner Freddino asked about off gassing of the plastic. Mr. DeFileto explained that at 285 degrees, the plastic remains intact.

Commissioner Phillips asked about the percentage of discharge. Mr. DeFileto said that there was no discharge. Currently the medical waste is being shipped to New York and then brought back to Wheelabrator for burning. This would be done right next door to Wheelabrator.

Commissioner Freddino asked about the fact that the plastic remains solid. Atty. Rizio and Mr. DeFileto reviewed the details with her.

Commissioner Freddino then read a letter from Mr. Gaucher.

From: Gaucher, John
Tuesday, August 5, 2014
To: Chris DeAngelis, PE
Subject: 220 Hancock Avenue, Future Health Care System CT, Inc.

Hi Chris,

The City referred the above referenced CSPR proposal to this Office for review and comment. The Drainage Study included in the application identifies the onsite soils as Udorthets-Urban complex based on the NRCS's Fairfield County Soil Survey. However, I did not see any information regarding the drainage characteristics (testing/soil profile) of the soils that would demonstrate that onsite soil conditions are suitable for the proposed infiltration galleries.

Do you have or are you anticipating acquiring soils data that can be used to determine if the onsite soils are well suited to subsurface infiltrations. If the soils are marginal or there is a lens of unsuitable soil, there may be an opportunity to either amend the onsite soil or replace some soil below the proposed gallery field to ensure long-term effectiveness. I am happy to review any soils data you have or are waiting for.

Regarding the location of the proposed infiltration gallery field, I recommend that it be relocated further from the proposed building foundation. When located down gradient of a foundation, a minimum 10' setback is recommended by the EPA. A

minimum 100' setback is recommended upgradient of building foundations (See attached fact sheet). Since this site is relatively flat, a significantly larger setback appears appropriate.

Please let me know if you have any questions or if you need any additional information.

John Gaucher
Environmental Analysis 3

Mr. DeAngelis came forward to address the concerns raised by Mr. Gaucher. He then indicated where the building would be located and what the soil conditions were. There is soil data from samples around the building. He said that he expected to close the loop with Mr. Gaucher within the next week.

Atty. Rizio then displayed an architectural drawing of the exterior of the building. He said that this would be feeding the largest industry in the City. He indicated where the parking would be and the streets involved. It is expected that this facility would be having three 8 hour shifts 7 days a week.

Commissioner Phillips asked about the noise, air and traffic pollution. Mr. DeFileto came forward and said that the shredder has an electric motor and would not be heard outside. She wished to confirm that this would not be emitting any fumes. He explained that there were certain types of medical waste that had to be handled differently and incinerated in a medical waste incinerator. There is a high level of security around this facility including satellite tracking, and cameras throughout the facility.

All of the outside material will be coming from Connecticut hospitals. The only time there would be out of state materials handled would be if the Westchester facility was undergoing repairs.

Commissioner Freddino then said that the WPCA had some concerns. Atty. Rizio indicated where the sewer lines were and where the steam would be coming from.

Commissioner Phillips asked if there was anyone present who wished to speak in favor of this application.

Mr. Frank Borres came forward and said that he lives within a half mile of the site. He said that thanks to the Commission, this area has been cleaned up. He said that he was pleased to hear that this would be bringing jobs to the area. The government is very zealous about the regulations involved in these types of businesses.

Mr. Paul Timpanelli, of the Greater Bridgeport Business Council and Bridgeport Chamber of Commerce came forward. This application fits in with the vision of creating

a technology park. He spoke about the recruiting for the eco-park and that the application was perfectly in keeping with that park's goal. There will be people hired from the neighborhood for the positions.

Ms. Loretta Martin of the EECJ came forward to speak about how this business will be clean and green. She said that she was present in support.

Mr. Bob Weitzel came forward to speak in favor of the West End Association. This will add job for those who are not employed. The company will train their employees. The steam that Wheelabrator does not use will be utilized by the sterilizers.

Mr. Jeff Bishop came forward and said that this would help with providing re-entry jobs and he was in support of this.

The Director of the Connecticut Coalition of Environmental Justice came forward and said that this was an ideal business because it is clean, green and will not pollute the area. She reminded everyone how hard it was to get rid of Mount Trashmore. Companies come in and promise many things, but often it doesn't work out. This applicant has done everything right and it fits with the eco-technology.

Mr. David Kooris came forward and said that this would be a home run for the City and eco-technology. He said that this will utilize the steam that is currently just going off into the atmosphere. This is the first new construction in technology park. It is exciting to hear about new jobs being created.

Commissioner Phillips then asked if there was anyone present who wished to oppose this application. No one came forward/

Atty. Rizio then read a letter from Rev. McCluskey in support of the application. He submitted it to the record.

Atty. Rizio said that this satisfied the site plan development requirements and the master Plan.

Commissioner Phillips then closed the public hearing on 220 Hancock Avenue.

(14-50) RE: 93 CARROLL AVENUE – Petition of Joe Sicsico - Seeking a site plan and coastal site plan review to permit the establishment of an oil delivery truck storage facility for four (4) trucks in the existing commercial building in an R-C zone and coastal area.

Mr. Joe Sicsico explained that Mr. Sicsico had purchased a commercial building but found out that it was a non-conforming use. His representative explained the problem

and said that he wished to store four trucks on site. They are 10 feet high and 22 feet long.

Commissioner Phillips asked where the trucks entered the parcel. This was shown on the site plan. The trucks leave between 7 and 8 a.m. and return between 4 and 5 p.m.

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

Commissioner Freddino said that Mr. Gaucher had no comments from OLSP.

Commissioner Phillips closed the public hearing portion of the meeting at 9:24 p.m.

DECISION SESSION.

T-1 (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 Phillips said that Mr. Naqvi's response was included in the packet. Commissioner Filotei pointed out that not all the questions were answered. Commissioner Correa said that she had concerns about the security and there had been extensive discussion about this at the previous meeting. She wanted to know if there would be a security firm. Commissioner Morton said that there were to be two security people and a camera. Commissioner Filotei suggested that there be uniformed security. Commissioner Correa said that it was a blatant disregard of the safety of the community by not addressing the concerns more clearly. Atty. Schmidt said that the Commission had two options, one to approve the application with conditions, and the other would be to deny it without prejudice. Commissioner Correa said that he had not answered the questions to her satisfaction. Commissioner Phillips then reviewed what she believed the applicant had responded in his letter. She said that the applicant had agreed to various conditions such as opening at 8 p.m. and closing at 1 a.m., no liquor allowed, and having security on premise.

**** COMMISSIONER CORREA MOVED TO DENY WITHOUT PREJUDICE
AGENDA ITEM T-1 (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 FOR THE FOLLOWING REASON:**

AFTER A LENGTHY DISCUSSION THE COMMISSIONERS FELT NOT ENOUGH INFORMATION WAS PROVIDED TO THEM IN ORDER TO MAKE AN INFORMED DECISION.

**** COMMISSIONER FILOTEI SECONDED.**

**** THE MOTION TO DENY WITHOUT PREJUDICE PASSED WITH FOUR IN FAVOR (CORREA, FILOTEI, PHILLIPS AND MORENO) TWO AGAINST (FIDELÉN AND MORTON) AND ONE ABSTENTION (FREDDINO).**

OTHER BUSINESS.

OB-1 RE: 1184-1228 MAIN STREET & 179-211 MIDDLE STREET – Seeking a modification of the October 28, 2013 Planning & Zoning Commission approval to permit the rehabilitation of two historical mixed use buildings from the approved 90 residential units to 104 residential units with 8,000 sq. ft. of retail in the downtown DVD-CORE zone and coastal area.

Mr. Kooris came forward and explained one issue was a CAM application for Downtown North area. This would have been an over the counter approval but because of the CAM requirements this has to come to Commission. The original application was for less than 100 units, but there have been some changes.

**** COMMISSIONER FREDDINO MOVED TO APPROVE OB-1 RE: 1184-1228 MAIN STREET & 179-211 MIDDLE STREET – SEEKING A MODIFICATION OF THE OCTOBER 28, 2013 PLANNING & ZONING COMMISSION APPROVAL TO PERMIT THE REHABILITATION OF TWO HISTORICAL MIXED USE BUILDINGS FROM THE APPROVED 90 RESIDENTIAL UNITS TO 104 RESIDENTIAL UNITS WITH 8,000 SQ. FT. OF RETAIL IN THE DOWNTOWN DVD-CORE ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITIONS:**

- 1. THE DEVELOPMENT OF THE SUBJECT SITE SHALL INCORPORATE ALL RECOMMENDATIONS AND COMMENTS OF THE CITY ENGINEER IN HIS LETTER DATED 9/19/13 (ENCLOSED).**
- 2. THE DEVELOPER SHOULD ATTEMPT TO RETAIN THE HISTORICAL APPEARANCE OF ANY BUILDINGS ALONG THE MAIN STREET FRONTAGE.**

FOR THE FOLLOWING REASONS:

- 1. THE PROJECT, AS APPROVED, WILL NOT CAUSE ANY UNACCEPTABLE ADVERSE IMPACT ON THE COASTAL AREA.**

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

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

Mr. Kooris said that the department has been developing some changes for the maps. He said that this was procedural application and needed a vote to move the

moved to make two map changes for the South End and the West End where there had been a number of applicants coming for variances. This would change things so that the applicants were no longer

**** COMMISSIONER MORTON MOVED TO REQUEST MR. BUCKLEY TO WORK WITH OPEB TO INCLUDE THIS APPLICATION PRESENTING TWO MAP CHANGES WITH THE GOAL OF FOR THE SEPTEMBER MEETING.
** COMMISSIONER CORREA SECONDED.
** THE MOTION PASSED UNANIMOUSLY.**

CONTINUED BUSINESS.

C-2 (14-41) RE: 665 GILMAN STREET – Petition of James Lancaster - Seeking to establish an accessory apartment in the existing single-family dwelling in an A-A zone.

**** COMMISSIONER FILOTEI MOVED TO DENY AGENDA ITEM C-2 (14-41) RE: 665 GILMAN STREET – PETITION OF JAMES LANCASTER - SEEKING TO ESTABLISH AN ACCESSORY APARTMENT IN THE EXISTING SINGLE-FAMILY DWELLING IN AN A-A ZONE.
** THE MOTION FAILED TO PASS DUE TO LACK OF A SECOND.**

**** COMMISSIONER MORTON MOVED TO APPROVE AGENDA ITEM C-2 (14-41) RE: 665 GILMAN STREET – PETITION OF JAMES LANCASTER - SEEKING TO ESTABLISH AN ACCESSORY APARTMENT IN THE EXISTING SINGLE-FAMILY DWELLING IN AN A-A ZONE WITH THE FOLLOWING CONDITION:**

1.THE ACCESSORY APARTMENT SHALL NOT HAVE A FORMAL KITCHEN (I.E. CABINETS, OVEN/RANGE, OR FULL SIZE REFRIGERATOR).

FOR THE FOLLOWING REASONS:

City of Bridgeport
Planning and Zoning Commission
Regular Meeting
August 25, 2014

- 1. THE APPLICATION, AS APPROVED COMPLIES WITH SEC. 12-1 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT.**
- 2. THIS PROJECT WILL HAVE NO UNACCEPTABLE IMPACTS ON THE COASTAL AREA.**

**** COMMISSIONER FEDELE SECONDED.**

**** THE MOTION PASSED WITH FIVE IN FAVOR (PHILLIPS, MORENO, MORTON, FEDELE, FILOTEI AND CORREA), AND ONE ABSTENTION (FREDDINO).**

(14-45) RE: 60 MAIN STREET – Petition of Westport Property Management - Seeking a modification of the approved plan of development on a petition approved by the Planning & Zoning Commission on 09/24/07 for a mixed use development in an MU-W zone and coastal area.

**** COMMISSIONER FREDDINO MOVED TO APPROVE AGENDA ITEM (14-45) RE: 60 MAIN STREET – PETITION OF WESTPORT PROPERTY MANAGEMENT - SEEKING A MODIFICATION OF THE APPROVED PLAN OF DEVELOPMENT ON A PETITION APPROVED BY THE PLANNING & ZONING COMMISSION ON 09/24/07 FOR A MIXED USE DEVELOPMENT IN AN MU-W ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITIONS:**

- 1. ALL CONDITIONS, STATED IN LETTER DATED 09/28/07, WITH THE EXCEPTION OF THE CONNECTION OF THE TRIANGULAR DRIVEWAY REMAIN IN EFFECT.**
- 2. THE PETITIONER IS TO COMPLY WITH THE ADDITIONAL RECOMMENDATIONS OF ENVIRONMENTAL ANALYST OF THE OFFICE OF THE LONG ISLAND SOUND PROGRAM IN HIS EMAIL OF 05/21/14.**

FOR THE FOLLOWING REASON:

THE MODIFICATION REQUESTED WILL IMPROVE ACCESS TO THE PARKING GARAGES AND WILL HAVE NO NEGATIVE IMPACT ON THE COASTAL AREA.

**** COMMISSIONER MORTON SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

(14-47) RE: 1014 SOUTH AVENUE – Petition of 1014 South Avenue, LLC - Seeking a site plan review and a coastal site plan review to permit the establishment

of a parking lot facility in conjunction with a fuel/oil company (located on 154 Admiral St.) in an I-H zone.

**** COMMISSIONER MORTION MOVED TO APPROVE AGENDA ITEM (14-47) RE: 1014 SOUTH AVENUE – PETITION OF 1014 SOUTH AVENUE, LLC - SEEKING A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A PARKING LOT FACILITY IN CONJUNCTION WITH A FUEL/OIL COMPANY (LOCATED ON 154 ADMIRAL ST.) IN AN I-H ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. ONLY EMPTY, SMALL HOME OIL DELIVERY TRUCKS MAY BE PARKED AT THIS SITE.**
- 2. HOURS OF OPERATION ARE LIMITED TO A 7AM START UP TIME AND NO LATER THAN 6PM AS A RETURN TIME.**
- 3. SCREENING SHALL BE IN STRICT ACCORD WITH THE PLAN SUBMITTED AND APPROVED BY THE COMMISSION.**

FOR THE FOLLOWING REASONS:

- 1. THE PROPOSED PARKING LOT IS CONSISTENT WITH USES ALLOWED IN THE HEAVY INDUSTRIAL ZONE.**
- 2. THE PROJECT, AS APPROVED, SHALL HAVE NO NEGATIVE IMPACT ON THE RESIDENTIAL COMPLEX SOUTH EAST OF SUBJECT SITE OR THE COASTAL AREA.**

THE EXPIRATION DATE OF THE COASTAL SITE PLAN REVIEW, AS REQUIRED UNDER SEC. 14-3-4 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT, CT HAS BEEN ESTABLISHED AS SEPTEMBER 1, 2015.

**** COMMISSIONER FEDELE SECONDED.**

**** THE MOTION PASSED WITH FIVE IN FAVOR (PHILLIPS, MORENO, MORTON, FEDELE, AND CORREA) AND TWO OPPOSED (FREDDINO AND FILOTEI).**

(14-48) RE: 133 ADMIRAL STREET – Petition of Admiral Associates, LLC - Seeking a modification of approval of on a petition granted by the Planning & Zoning Commission on 5/14/14, which approved the installation of a 1,000 gallon propane storage tank, and to now seek approval for a 30,000 gallon propane storage tank in an I-L and coastal area.

**** COMMISSIONER FIDELE MOVED TO APPROVE (14-48) RE: 133 ADMIRAL STREET – PETITION OF ADMIRAL ASSOCIATES, LLC - SEEKING A MODIFICATION OF APPROVAL OF ON A PETITION GRANTED**

BY THE PLANNING & ZONING COMMISSION ON 5/14/14, WHICH APPROVED THE INSTALLATION OF A 1,000 GALLON PROPANE STORAGE TANK, AND TO NOW SEEK APPROVAL FOR A 30,000 GALLON PROPANE STORAGE TANK IN AN I-L AND COASTAL AREA WITH THE FOLLOWING CONDITION:

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

FOR THE FOLLOWING REASON:

THE INCREASE IN THE SIZE OF THE PROPANE HOLDING TANK WILL HAVE NO ADVERSE IMPACT ON THE COASTAL AREA.

THE EXPIRATION DATE OF THE COASTAL SITE PLAN REVIEW, AS REQUIRED UNDER SEC. 14-3-4 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT, CT HAS BEEN ESTABLISHED AS SEPTEMBER 1, 2015.

**** COMMISSIONER MORTON SECONDED.**

**** THE MOTION PASSED WITH SIX IN FAVOR (PHILLIPS, MORENO, MORTON, FEDELE, FILOTEI AND CORREA) AND ONE OPPOSED (FREDDINO).**

(14-49) RE: 220 HANCOCK AVENUE – Petition of Future Health Care Systems CT, Inc. - Seeking a special permit, site plan review and coastal site plan review to permit the construction of a 15,000 sq. ft. medical waste processing facility in an I-L zone and coastal area.

**** COMMISSIONER MORTON MOVED TO APPROVE AGENDA ITEM (14-49) RE: 220 HANCOCK AVENUE – PETITION OF FUTURE HEALTH CARE SYSTEMS CT, INC. - SEEKING A SPECIAL PERMIT, SITE PLAN REVIEW AND COASTAL SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 15,000 SQ. FT. MEDICAL WASTE PROCESSING FACILITY IN AN I-L ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITIONS:**

- 1. WATER TRANSPORTATION OR “BARGING” OF MEDICAL WASTE IS STRICTLY PROHIBITED.**
- 2. TRUCK TRIPS SHALL NOT EXCEED A MAXIMUM OF TEN (10) PER DAY AT ANY TIME FOR ANY REASON.**
- 3. ALL PROCESSING OF MEDICAL WASTE AND RELATED PRODUCTS SHALL BE CONFINED TO THE INTERIOR OF THE PROPOSED INDUSTRIAL BUILDING.**

FOR THE FOLLOWING REASONS:

- 1. THE USE, AS APPROVED, IS CONSIDERED TO BE LOW IMPACT AND WILL HAVE NO NEGATIVE EFFECT ON THE COASTAL AREA.**
- 2. THE UTILIZATION OF STEAM AND ELECTRICITY GENERATED BY RESCO CONTRIBUTES TO AN ECO FRIENDLY OPERATION OF THIS FACILITY.**
- 3. THE DESIGN OF THIS OPERATION WILL RESULT IN DECREASED TRUCK TRAFFIC ON THE I-95 CORRIDOR.**

THE EXPIRATION DATE OF THE SPECIAL PERMIT APPROVAL, AS REQUIRED UNDER SEC. 14-4-5 AND THE COASTAL SITE PLAN REVIEW, AS REQUIRED UNDER SEC. 14-3-4 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT, CT HAVE BOTH BEEN ESTABLISHED AS SEPTEMBER 1, 2015.

**** COMMISSIONER MORENO SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

(14-50) RE: 93 CARROLL AVENUE – Petition of Joe Sicsico - Seeking a site plan and coastal site plan review to permit the establishment of an oil delivery truck storage facility for four (4) trucks in the existing commercial building in an R-C zone and coastal area.

**** COMMISSIONER FEDELE MOVED TO APPROVE AGENDA ITEM (14-50) RE: 93 CARROLL AVENUE – PETITION OF JOE SICSICO - SEEKING A SITE PLAN AND COASTAL SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF AN OIL DELIVERY TRUCK STORAGE FACILITY FOR FOUR (4) TRUCKS IN THE EXISTING COMMERCIAL BUILDING IN AN R-C ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITION:**

ALL OF THE CONDITIONS IMPOSED BY THE ZONING BOARD OF APPEALS GRANTED ON 07/08/14 ALSO APPLY TO THIS APPROVAL.

FOR THE FOLLOWING REASON:

THE PROPOSED USE OF THE SUBJECT PREMISES WILL HAVE NO NEGATIVE IMPACT ON THE COASTAL AREA.

THE EXPIRATION DATE OF THE COASTAL SITE PLAN REVIEW, AS REQUIRED UNDER SEC. 14-3-4 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT, CT HAS BEEN ESTABLISHED AS SEPTEMBER 1, 2015.

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

CONSENT AGENDA.

(CA-1) RE: 635, 643 NORTH AVENUE & 20, 32, 50 REMER STREET – Providing notification to the Planning & Zoning Commission in order to be in compliance with a Zoning Board of Appeals’ 07/11/06 decision, having a condition directing any use of all vacant areas of the existing building be submitted to Commission for approval.

**** COMMISSIONER MORTON MOVED TO GIVE CONSENTED APPROVAL TO ITEM (CA-1) RE: 635, 643 NORTH AVENUE & 20, 32, 50 REMER STREET – PROVIDING NOTIFICATION TO THE PLANNING & ZONING COMMISSION IN ORDER TO BE IN COMPLIANCE WITH A ZONING BOARD OF APPEALS’ 07/11/06 DECISION, HAVING A CONDITION DIRECTING ANY USE OF ALL VACANT AREAS OF THE EXISTING BUILDING BE SUBMITTED TO COMMISSION FOR APPROVAL FOR THE FOLLOWING REASON:**

THE PROPOSED TENANTS ARE PERMITTED BY RIGHT IN THE I-L ZONE.

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

CA-2 RE: 134 ALBION STREET – Seeking under Sec. 14-54 of the CT General Statutes an amended certificate approval of location for a used car dealer’s license under new ownership in an I-L zone.

**** COMMISSIONER MORTON MOVED TO GIVE CONSENTED APPROVAL TO ITEM CA-2 RE: 134 ALBION STREET – SEEKING UNDER SEC. 14-54 OF THE CT GENERAL STATUTES AN AMENDED CERTIFICATE APPROVAL OF LOCATION FOR A USED CAR DEALER’S LICENSE UNDER NEW OWNERSHIP IN AN I-L ZONE WITH DMV CONDITIONS “D”.**

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

CA-3 RE: 2148 (aka 2144) EAST MAIN STREET – Seeking under Sec. 14-54 of the CT. General Statutes an amended certificate of approval of location for a DMV general repairer’s license under new ownership in an OR zone.

**** COMMISSIONER MORTON MOVED TO GIVE CONSENTED APPROVAL TO ITEM CA-3 RE: 2148 (AKA 2144) EAST MAIN STREET – SEEKING UNDER SEC. 14-54 OF THE CT. GENERAL STATUTES AN AMENDED CERTIFICATE OF APPROVAL OF LOCATION FOR A DMV GENERAL REPAIRER’S LICENSE UNDER NEW OWNERSHIP IN AN OR ZONE WITH DMV CONDITIONS “B”.**

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

CA-4 RE: 1103, 1115, 1135 MAIN STREET – Requesting a 2nd 1-year extension of time of a coastal site plan review that is to expire 08/06/14.

**** COMMISSIONER MORTON MOVED TO GIVE CONSENTED APPROVAL TO ITEM CA-4 RE: 1103, 1115, 1135 MAIN STREET – REQUESTING A 2ND 1-YEAR EXTENSION OF TIME OF A COASTAL SITE PLAN REVIEW THAT IS TO EXPIRE 08/06/14.**

THE NEW EXPIRATION DATE OF THE COASTAL SITE PLAN REVIEW HAS BEEN ESTABLISHED AS SEPTEMBER 1, 2015

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

APPROVAL OF MINUTES.

July 14, 2014 –

**** COMMISSIONER FEDELE MOVED TO APPROVE THE MINUTES OF THE JULY 14, 2014 MEETING.
** COMMISSIONER MORTON SECONDED.
** THE MOTION TO APPROVE THE MINUTES OF THE JULY 14, 2014 MEETING AS SUBMITTED PASSED UNANIMOUSLY.**

May 27, 2014 -

**** COMMISSIONER MORTON MOVED TO APPROVE THE MINUTES OF THE MAY 27, 2014 MEETING.
** COMMISSIONER FEDELE SECONDED.
** THE MOTION TO APPROVE THE MINUTES OF THE MAY 27, 2014 MEETING AS SUBMITTED PASSED UNANIMOUSLY.**

March 31, 2014 -

It was determined that a quorum was not present to approve the minutes of March 31, 2014.

ADJOURNMENT.

**** COMMISSIONER FEDELE MOVED TO ADJOURN.**

**** COMMISSIONER MORTON SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 10:20 p.m.

Respectfully submitted,

Sharon L. Soltes
Telesco Secretarial Services