



PLANNING AND ZONING COMMISSION
MARCH 30, 2015
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; Mel Riley, Chairman; Barbara Freddino, Acting Secretary; Edgar Rodríguez, Reggie Walker, Bob Filotei, Carlos Moreno, Robert Morton, Tom Fidele

STAFF: Dennis Buckley, Zoning Official; Atty. Ed Schmidt

CALL TO ORDER.

Commissioner Riley called the meeting to order at 6:47 p.m. A quorum was present. Commissioner Riley introduced the Commissioners that were seated.

(15-13) Zone/Map Change – Petition of the Office of Planning & Economic Development (OPED) RE: RAILROAD AVENUE, COLUMBIA STREET & JOHNSON STREET – Requesting the adoption of South End map change from R-C zone to NCVD zone for 3.2 acres of property bounded by Railroad Ave., Columbia St. & Johnson St.

Mr. Bill Coleman, of OPED came forward to present the application. He read three quotes from different authors including Horace Mann regarding the role of the public servants.

Mr. Coleman said that when the lines were drawn for the boundaries for the NCVD zone one line actually cuts through a parcel of land. The new line would be moved to Columbia Street and remove the division of a parcel. This would not affect Marina Village.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. No one came forward. Commissioner Riley asked if there was anyone present who wished to speak against the application. Hearing none, Commissioner Riley closed the hearing on Railroad Ave., Columbia St. & Johnson St.

(15-23) Petition of the Office of Planning & Economic Development (OPED) RE: 8-24 REFERRAL – Seeking a favorable recommendation for the acquisition, development and disposition of 14 lots in the East Side redevelopment area (1196, 1206, 1216 Stratford Ave., 618, 634, 638, 648, 1162 Newfield Ave., 25, 37, 45, 55, 67 Revere St., 755 Central Ave.)

Mr. Coleman came forward to request a favorable recommendation on the 8-24 request. He distributed a site map showing the parcels near the Dunbar School. He said that the City had acquired a number of lots and there were two remaining parcels that were needed for the project for the East End NRZ project to go forward. This project will contain Mixed Use housing and retail, including a grocery store and pharmacy for the neighborhood. The Charles Smith Foundation determined many years ago that the density would have to increase in order to have a moderate sized grocery store locate in the area.

Mr. Coleman then spoke about the concerns that had been expressed by others regarding use of purchase of the property. It is the intention of the City to engage in friendly acquisition of all the properties involved.

Commissioner Riley asked about what the diagonally striped areas were. Mr. Coleman said that the properties were in the process of being purchased, but the purchase had not been finalized.

Atty. Schmidt then came forward to comment. He said that this proposal was a positive thing and that the determination of price for the parcels would be later in the process.

Commissioner Freddino asked if the businesses would be within walking distances for the families. Mr. Coleman said that they would be within walking distance.

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

Mr. Keith Henson said that the East End NRZ was in favor but did have concerns about a particular business that had been in the area many years and the NRZ would like to see it continue and be included in the project.

Mr. Ernie Newton said that he was in favor of the change, but there needs to be a commitment to present this to the community first for input. He spoke about his concerns regarding the business that had been there for 50 years despite the bad times and wanted it to remain. He said that the Planning and Zoning Commission was in place to protect the neighborhoods. Therefore he was basically for the application but had strong concerns. He said that it was important to give the community input.

Mr. Charles Covello said that he was present in favor, but like the other two speakers, had concerns. He said that there was one store on Stratford Avenue had been an anchor for many years. Keeping this business where it is would be important.

Commissioner Filotei asked whether the NRZ had met with the developer. Mr. Covello said that originally they had not but the ECDCE Committee had tabled the matter until the meeting had taken place.

Commissioner Riley asked if there was anyone present who wished to speak against the application. Hearing none, Commissioner Riley closed the hearing on 1196, 1206, 1216 Stratford Ave., 618, 634, 638, 648, 1162 Newfield Ave., 25, 37, 45, 55, 67 Revere St., and 755 Central Ave.

(15-14) Petition of the City of Bridgeport Public Facilities - RE: 990 HOUSATONIC AVENUE – Seeking a site plan review and coastal site plan review to permit the construction of a municipal vehicle repair garage and an accessory structure for the storage of sand and salt at the existing municipal maintenance facility in an I-L zone and coastal area.

Commissioner Freddino said that there had been a request that item had been deferred. She then read the request from the Department of Construction Management, City of Bridgeport.

CONTINUED BUSINESS.

C-1 (15-05) RE: 4000 (aka 4030) PARK AVENUE – Petition of Sacred Heart University - Seeking a site plan review to permit the construction of a 3-story building with adequate surface parking for health profession instruction in an R-A zone.

Atty. William Fitzpatrick came forward to present the application to the Commission. He noted that the application had already received approval from the ZBA. The purpose of the building was to bring the students from the satellite building in Trumbull onto the main campus.

The architect, Mr. Kevin Yarrick, came forward to give an overview of the various types of health profession instruction would be given in the building. The National Board of Nursing had just approved an increase in practical instruction. He spoke about the simulation lab and said that the mannequins were very advanced in terms of being able to go into cardiac arrest, bleed and talk.

Mr. Yarrick then reviewed the floor plan, including the atrium, the lecture halls, the classrooms and the labs. The labs on the third floor simulate actual hospital rooms. There will also be physical therapy rooms and other amenities.

Mr. Daniel Graniss came forward to review the details of the 8.8 acre parcel. He reminded everyone that there was currently no storm water management on the site. He reviewed the property boundaries and indicated where the wetlands buffer and

neighboring homes were located. There was a meeting with the Engineering Department and there were adjustments made based on their suggestions. The Inland Wetlands Commission had met and Mr. Popp had no reservations. He said that the artificial sports field has been removed and the area will be a buffer zone for the wetland. .

The ZBA has approved the height of 54 feet for the building. Mr. Graniss then displayed several architectural renderings of the proposed project. He also indicated where the curb cuts would be and said that the northern curb cut would be eliminated. He said that for the record, he would like to point out that this project was in harmony with the Master Plan of Conservation and Development.

Mr. Mike Galante, the traffic consultant then came forward to review the traffic study with the Commissioners. Commissioner Freddino asked for clarification on the traffic study during the peak hours, which is 4:45 p.m. and 5:45 p.m. Commissioner Freddino asked why the graph was dated March, 2010. Mr. Galante explained that the traffic count set the pattern and said that the most recent count had been done in 2014. Commissioner Freddino said that she travels Park Avenue every day and felt that the traffic was actually higher than what was in the report. She then commented that her copy of the report was from early 2014. Mr. Galante explained that an update had been issued

Mr. Galante then continued reviewing the details of the study including the relocation of the driveways and the addition of left turn lanes and the use of automatic traffic signals rather than stop signs. He also gave an overview of the parking study.

Commissioner Freddino said that the Commissioners have not received anything from the City Engineer about the various comments. Mr. Galante said that he knew the City Engineer had received their report but had not heard back from him.

The discussion then moved to the speed limit on Park Avenue in that area. Mr. Galante said that there may be further conversations with the City about traffic calming measures.

Commissioner Filotei asked if there would be sidewalks. Mr. Graniss came forward and said that a sidewalk was included in project and would go all the way to the property line.

Mr. Galante said that the University would be making a recommendation to the Police Commission that there be no parking on either side of the street.

Atty. Fitzpatrick then came forward and said that the plan conforms to the zoning regulations, and setbacks. He requested that the Commission approve the application. He spoke about the number of volunteer hours provided by the students and said that the school was looking to expand their campus. This makes sense for the City of Bridgeport.

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

Council Member Michelle Lyons representing the 134th District came forward and said that in the past, she had to come forward to speak negatively about the proposed projects. During the past few years, Sacred Heart has reached out to the neighbors and answered all the questions.

She said that the traffic speeds increase as drivers come close to the Discovery School, and said that she was in favor of the No Parking on either side of the street.

The previous owner had let the property become run down and unsightly. This will take care of the issue.

Some of the services offered in the building will be opened to the public.

Council Member Lyons said to date, there have been no negative reports or comments from her constituents.

Council Member Vizzo-Paniccia representing the 134th District came forward and requested the Commission support the project. She said that there had been concerns that buildings had been constructed and then turned into apartments. This is not the case with this building.

Council President McCarthy came forward and said that he represented the 133rd District. he said that he was present to speak in favor of the project. He said that a few years ago, there had been difficulty with Sacred Heart but things changed with the installation of the new president. The University then reached out to the Council Members and the community for discussion. He said that the school had kept the buffers and the inland wetlands.

This project will bring a level of quality and design to the area. In previous years, the structure that was there was not kept up.

Mr. Bill Coleman of OPED also came forward to show his support of the application.

Commissioner Riley asked if there was anyone present who wished to speak against the application. Hearing none, Commissioner Riley closed the hearing on 4000 (aka 4030) Park Avenue.

RECESS.

Commissioner Riley announced a recess at 8:05 p.m. He reconvened the meeting at 8:19 p.m.

DEFERRED BUSINESS.

D-1 (15-08) RE: 547 NORTH AVENUE -- Petition of 547 North Realty, LLC - Seeking a special permit and a site plan review to legalize the convenience store use in the existing gas station in an I-L zone.

The applicant came forward to request that this item be withdrawn.

NEW BUSINESS.

(15-15) RE: 548 GREGORY STREET – Petition of Bridgeport Neighborhood Trust (BNR) and POKO - Seeking a site plan review and coastal site plan review to permit the construction of a two-family dwelling in an R-C zone and coastal area.

Ms. Liz Torres came forward and submitted the green mailing cards. She said that Mr. Washington Cabezas was present. Ms. Torres said that eight years ago, there had been a detailed study of the eight block area. Many of the buildings were already in foreclosure and the Bridgeport Neighborhood Trust (BNT) had been able to acquire many of them and rehabilitate them. She then gave brief overview of the proposed buildings and floor plan.

Commissioner Freddino read the letter from Mr. Gaucher, which stated there were no comments for the Planning and Zoning Committee.

Commissioner Freddino said that one of the memorandum said that there was no storm water retention plan. Mr. Cabezas came forward and showed where the storm water drainage system was on the site plan.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. No one came forward. Commissioner Riley asked if there was anyone present who wished to speak against the application. Hearing none, Commissioner Riley closed the hearing on 548 Gregory Street.

(15-16) RE: 519 GREGORY STREET -- Petition of Bridgeport Neighborhood Trust (BNR) and POKO - Seeking a site plan review and coastal site plan review to permit the construction of a two-family dwelling in an R-C zone and coastal area.

Ms. Torres said that 519 Gregory Street was very similar to 548 Gregory. There were no questions from the Commissioners.

Commissioner Freddino read the letter from Mr. Gaucher, which stated there were no comments for the Planning and Zoning Committee for 519 Gregory Street.

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

present who wished to speak against the application. Hearing none, Commissioner Riley closed the hearing on 519 Gregory Street.

(15-17) RE: 583 - 585 GREGORY STREET – Petition of Bridgeport Neighborhood Trust (BNR) and POKO - Seeking a site plan review and coastal site plan review to permit the construction of a two-family dwelling in an R-B zone and coastal area.

Ms. Torres then reviewed 583 Gregory. There was a question regarding the zone for the project. Mr. Cabezas said that the zone was a bit more flexible with the setbacks.

Commissioner Freddino read the letter from Mr. Gaucher, which stated there were no comments for the Planning and Zoning Committee for 583 Gregory Street.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. No one came forward. Commissioner Riley asked if there was anyone present who wished to speak against the application. Hearing none, Commissioner Riley closed the hearing on 583 Gregory Street.

(15-22) 16, 32, 36, 40, 41, 46 & 47 Columbia Court; 134 Columbia St.; 77 Johnson St. – Petition of Bridgeport Neighborhood Trust & POKO – Seeking a special permit and a site plan review for six (6) two-family dwellings on a single parcel of property (12 residential units) in an R-C zone.

Ms. Torres came forward and indicated where the project would be constructed. She reviewed the changes. Commissioner Freddino asked if it was included in the packet. Mr. Buckley said that it was. Commissioner Riley noted it was a less intense use. Commissioner Freddino asked where the coastal letter was. Mr. Buckley said that it did not need a coastal site plan.

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

Mr. Coleman came forward to briefly speak in favor of the application.

Commissioner Riley asked if there was anyone present who wished to speak against the application. Hearing none, Commissioner Riley closed the hearing on 16, 32, 36, 40, 41, 46 & 47 Columbia Court; 134 Columbia St.; and 77 Johnson St.

(15-18) RE: 11 BOOTH STREET – Petition of Habitat for Humanity of Coastal Fairfield County - Seeking a site plan review to permit the construction of a one-family dwelling in an OR zone.

Mr. Kevin Moore the construction manager for Habitat came forward and distributed copies of the Fire Marshal's report. He said that the group has been working in

Bridgeport since 1985 and that this would be their 200th home in Bridgeport. This is currently an OR zone, which requires a ZBA waiver. Mr. Moore said that there was a serious need of affordable housing in Bridgeport. He listed where the nearby Habitat homes were located and said that the goal was to take a vacant lot and return it to the tax rolls.

Commissioner Filotei asked if there was home owner involved. Mr. Moore said that the future owners would be involved in the project. .

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. No one came forward. Commissioner Riley asked if there was anyone present who wished to speak against the application. Hearing none, Commissioner Riley closed the hearing on 11 Booth Street.

(15-19) RE: 697 MADISON AVENUE – Petition of Walter R. Gonzales - Seeking a special permit and a site plan review to permit live entertainment consisting of karaoke, disc jockeys, and 3-piece acoustical bands in the existing full service restaurant in an OR zone.

Mr. Gonzales came forward and requested that this item be deferred.

(15-20) RE: 515 WASHINGTON AVENUE – Petition of Idea for Autism - 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 office and training facility in an R-C zone.

Mr. Mario Paniccia came forward and submitted the green mailing receipts and photos of the signs posted.

Commissioner Freddino asked about the address, which on some of the forms was listed differently. Mr. Paniccia explained that one portion of the building faced one street and the other was on a side street.

Ms. Pat Paniccia came forward and said that she was the president of Idea for Autism and that they had been in the building for many years. The program is for autistic adults. The proposal is for 18 single bedroom units. Most of the clients do not drive and there is a bus stop in front of the building. There is also staff to help the residents with life skills. The applicants showed a short video on an overview of the autism program.

Mr. Paniccia distributed copies of the Fire Marshal's comments, which states the building needs a sprinkler system and have fire alarms installed in both the old and new building.

He then City Engineer's comments reviewed the consolidation of the two sites. Mr. Paniccia then reviewed the comments. He said that regarding the WPCA, he had spoken with the staff on Friday, March 26th.

Mr. Paniccia then reviewed the drainage system and the current system. The Bridgeport Storm Water management plan requires a 10% increase in storm water management. The additional landscaping would take care of this, but the architect has designed two 2,000 gallon tanks to store rainwater that would be used for the toilets.

He spoke about the setbacks. He pointed out that the building was constructed in 1895 and there was no zoning or setback regulations at that time. Mr. Paniccia then reviewed the remaining requirements, which the building meets, including the parking.

Commissioner Freddino asked about the four staff members that would be on site. Mr. Paniccia said this was so.

The existing building is an example of classical architecture and the addition will compliment what is there now. The City has been promoting conservation and green buildings. This project will have solar panels on the roof along with the rainwater harvesting.

The Design Review Coordinator issued a letter stating the project complies with the design and site plan standards.

Commissioner Freddino asked about the 45-47 James Street address. Mr. Paniccia said that the house was on Washington Avenue, but the addition would be on James Street.

Commissioner Freddino pointed out that the organization had changed the name, but according to the State of Connecticut, the former organization had never filed a statement of dissolution. Ms. Paniccia said that she would contact the State about this.

Commissioner Rodríguez asked if there was a plaza in front of the building. Mr. Paniccia indicated where it was located.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. No one came forward. Commissioner Riley asked if there was anyone present who wished to speak against the application. Hearing none, Commissioner Riley closed the hearing on 515 Washington Avenue.

(15-21) RE 43 NORTH AVENUE – Petition of Brookside Motors, LLC (d/b/a BMW of Bridgeport) Seeking a site plan review and a coastal site plan review to permit the construction of an 225 sq. ft. extension to the existing commercial building and a 180 sq. ft. accessory structure in an I-L zone and coastal area.

Mr. Chris DeAngelis came forward and submitted the green mailing receipts and photos of the sign posted.

He said that the project was to speed up the ease that for the dealer's car wash. Mr. DeAngelis said that the shed addition has been previous approved and would contain pumps and the controls for car wash. When measurements were taken, the existing car wash bays were not big enough for the equipment. The extension would be about 15 feet and would allow the equipment to be installed. He reviewed the comments from the Engineering Department. The WPCA had no comments.

Commissioner Freddino asked if only one would be automated. Mr. DeAngelis said that this was correct.

Commissioner Freddino read the letter from Mr. Gaucher, which stated there were no comments for the Planning and Zoning Committee

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. No one came forward. Commissioner Riley asked if there was anyone present who wished to speak against the application. Hearing none, Commissioner Riley closed the hearing on 43 North Avenue.

Commissioner Riley closed the public hearing at 9:19 p.m.

RECESS.

Commissioner Riley declared a recess at 9:19 p.m. He reconvened the meeting at 9:22 p.m.

DECISION SESSION.

(15-13) Zone/Map Change – Petition of the Office of Planning & Economic Development (OPED) RE: RAILROAD AVENUE, COLUMBIA STREET & JOHNSON STREET – Requesting the adoption of South End map change from R-C zone to NCVD zone for 3.2 acres of property bounded by Railroad Ave., Columbia St. & Johnson St.

**** COMMISSIONER FILOTEI MOVED TO APPROVE APPLICATION (15-13) ZONE/MAP CHANGE – PETITION OF THE OFFICE OF PLANNING & ECONOMIC DEVELOPMENT (OPED) RE: RAILROAD AVENUE, COLUMBIA STREET & JOHNSON STREET – REQUESTING THE ADOPTION OF SOUTH END MAP CHANGE FROM R-C ZONE TO NCVD ZONE FOR 3.2 ACRES OF PROPERTY BOUNDED BY RAILROAD AVE., COLUMBIA ST. & JOHNSON ST. WITH THE EFFECTIVE DATE OF MONDAY, APRIL 6, 2015 FOR THE FOLLOWING REASON:**

1. THIS CORRECTS AN OMISSION AND PLACES THE ENTIRE BLOCK IN THE NCVZ ZONE.

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

(15-23) Petition of the Office of Planning & Economic Development (OPED) RE: 8-24 REFERRAL – Seeking a favorable recommendation for the acquisition, development and disposition of 14 lots in the East Side redevelopment area (1196, 1206, 1216 Stratford Ave., 618, 634, 638, 648, 1162 Newfield Ave., 25, 37, 45, 55, 67 Revere St., 755 Central Ave.)

**** COMMISSIONER FIDELE MOVED TO GIVE A FAVORABLE RECOMMENDATION TO THE CITY COMMON COUNCIL REGARDING (15-23) PETITION OF THE OFFICE OF PLANNING & ECONOMIC DEVELOPMENT (OPED) RE: 8-24 REFERRAL – SEEKING A FAVORABLE RECOMMENDATION FOR THE ACQUISITION, DEVELOPMENT AND DISPOSITION OF 14 LOTS IN THE EAST SIDE REDEVELOPMENT AREA (1196, 1206, 1216 STRATFORD AVE., 618, 634, 638, 648, 1162 NEWFIELD AVE., 25, 37, 45, 55, 67 REVERE ST., 755 CENTRAL AVE.)**

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

(15-14) Petition of the City of Bridgeport Public Facilities - RE: 990 HOUSATONIC AVENUE – Seeking a site plan review and coastal site plan review to permit the construction of a municipal vehicle repair garage and an accessory structure for the storage of sand and salt at the existing municipal maintenance facility in an I-L zone and coastal area.

**** COMMISSIONER RODRÍGUEZ MOVED TO DEFER APPLICATION (15-14) PETITION OF THE CITY OF BRIDGEPORT PUBLIC FACILITIES - RE: 990 HOUSATONIC AVENUE – SEEKING A SITE PLAN REVIEW AND COASTAL SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A MUNICIPAL VEHICLE REPAIR GARAGE AND AN ACCESSORY STRUCTURE FOR THE STORAGE OF SAND AND SALT AT THE EXISTING MUNICIPAL MAINTENANCE FACILITY IN AN I-L ZONE AND COASTAL AREA TO APRIL 27, 2015.**

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

C-1 (15-05) RE: 4000 (aka 4030) PARK AVENUE – Petition of Sacred Heart University - Seeking a site plan review to permit the construction of a 3-story building with adequate surface parking for health profession instruction in an R-A zone.

**** COMMISSIONER MORTON MOVED TO APPROVE APPLICATION C-1 (15-05) RE: 4000 (AKA 4030) PARK AVENUE – PETITION OF SACRED HEART UNIVERSITY - SEEKING A SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 3-STORY BUILDING WITH ADEQUATE SURFACE PARKING FOR HEALTH PROFESSION INSTRUCTION IN AN R-A ZONE WITH THE FOLLOWING CONDITIONS:**

1. THE APPLICANT SHALL COMPLY WITH ALL OF THE CITY ENGINEER’S REQUIREMENTS IN HIS LETTER DATED 01/26/2015.
2. SHRUBS SHALL BE CUT BACK AT THE LOWER ENTRANCE FOR BETTER LINE OF SITE FOR VEHICULAR TRAFFIC TRAVELING SOUTH ON PARK AVE.
3. SIDEWALKS ARE SHALL BE INSTALLED ALONG THE ENTIRE PARK AVE. FRONTAGE IN ACCORDANCE WITH THE PLAN APPROVED BY THE COMMISSION.

FOR THE FOLLOWING REASON:

1. 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.

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

D-1 (15-08) RE: 547 NORTH AVENUE – Petition of 547 North Realty, LLC - Seeking a special permit and a site plan review to legalize the convenience store use in the existing gas station in an I-L zone.

This application was withdrawn by the applicant.

(15-15) RE: 548 GREGORY STREET – Petition of Bridgeport Neighborhood Trust (BNR) and POKO - Seeking a site plan review and coastal site plan review to permit the construction of a two-family dwelling in an R-C zone and coastal area.

**** COMMISSIONER MORTON MOVED TO APPROVE APPLICATION (15-15) RE: 548 GREGORY STREET – PETITION OF BRIDGEPORT**

NEIGHBORHOOD TRUST (BNR) AND POKO - SEEKING A SITE PLAN REVIEW AND COASTAL SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A TWO-FAMILY DWELLING IN AN R-C ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITION:

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

FOR THE FOLLOWING REASONS:

- 1. 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.**
- 2. AS TO THE COASTAL SITE PLAN REVIEW, THE DEVELOPMENT AND USE OF THIS PARCEL WILL HAVE NO UNACCEPTABLE 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 APRIL 6, 2016.

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

(15-16) RE: 519 GREGORY STREET -- Petition of Bridgeport Neighborhood Trust (BNR) and POKO - Seeking a site plan review and coastal site plan review to permit the construction of a two-family dwelling in an R-C zone and coastal area.

**** COMMISSIONER MORTON MOVED TO APPROVE APPLICATION (15-16) RE: 519 GREGORY STREET -- PETITION OF BRIDGEPORT NEIGHBORHOOD TRUST (BNR) AND POKO - SEEKING A SITE PLAN REVIEW AND COASTAL SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A TWO-FAMILY DWELLING IN AN R-C ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITION:**

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

FOR THE FOLLOWING REASONS:

1. 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.

2. AS TO THE COASTAL SITE PLAN REVIEW, THE DEVELOPMENT AND USE OF THIS PARCEL WILL HAVE NO UNACCEPTABLE 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 APRIL 6, 2016.

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

(15-17) RE: 583 - 585 GREGORY STREET – Petition of Bridgeport Neighborhood Trust (BNR) and POKO - Seeking a site plan review and coastal site plan review to permit the construction of a two-family dwelling in an R-B zone and coastal area.

**** COMMISSIONER MORTON MOVED TO APPROVE APPLICATION (15-17) RE: 583 - 585 GREGORY STREET – PETITION OF BRIDGEPORT NEIGHBORHOOD TRUST (BNR) AND POKO - SEEKING A SITE PLAN REVIEW AND COASTAL SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A TWO-FAMILY DWELLING IN AN R-B ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITION:**

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

FOR THE FOLLOWING REASONS:

1. 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.

2. AS TO THE COASTAL SITE PLAN REVIEW, THE DEVELOPMENT AND USE OF THIS PARCEL WILL HAVE NO UNACCEPTABLE 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 APRIL 6, 2016.

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

(15-22) 16, 32, 36, 40, 41, 46 & 47 Columbia Court; 134 Columbia St.; 77 Johnson St. – Petition of Bridgeport Neighborhood Trust & POKO – Seeking a special permit and a site plan review for six (6) two-family dwellings on a single parcel of property (12 residential units) in an R-C zone.

**** COMMISSIONER MORTON MOVED APPLICATION (15-22) 16, 32, 36, 40, 41, 46 & 47 COLUMBIA COURT; 134 COLUMBIA ST.; 77 JOHNSON ST. – PETITION OF BRIDGEPORT NEIGHBORHOOD TRUST & POKO – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW FOR SIX (6) TWO-FAMILY DWELLINGS ON A SINGLE PARCEL OF PROPERTY (12 RESIDENTIAL UNITS) IN AN R-C ZONE WITH THE FOLLOWING CONDITION:**

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

FOR THE FOLLOWING REASONS:

- 1. THE NUMBER OF BUILDINGS, AS WELL AS THE NUMBER OF RESIDENTIAL UNITS IS MUCH LESS THAN WHAT WAS GRANTED BY THE ZONING BOARD OF APPEALS.**
- 2. THIS LESS INTENSIVE PROJECT IS IN KEEPING WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5, AS WELL AS THE SPECIAL PERMIT STANDARDS OF SEC. 14-4-4 OF THE ZONING REGULATION OF THE CITY OF BRIDGEPORT.**

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 APRIL 6, 2016.

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

(15-18)RE: 11 BOOTH STREET – Petition of Habitat for Humanity of Coastal Fairfield County - Seeking a site plan review to permit the construction of a one-family dwelling in an OR zone.

**** COMMISSIONER FIDELE MOVED TO APPROVE APPLICATION (15-18) RE: 11 BOOTH STREET – PETITION OF HABITAT FOR HUMANITY OF COASTAL FAIRFIELD COUNTY - SEEKING A SITE PLAN REVIEW TO**

PERMIT THE CONSTRUCTION OF A ONE-FAMILY DWELLING IN AN OR ZONE WITH THE FOLLOWING CONDITION:

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

FOR THE FOLLOWING REASONS:

- 1. 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.**
- 2. THE MAJORITY OF THE BUILDINGS IN THE IMMEDIATE AREA ARE PRIVATE RESIDENTIAL HOMES AND THIS PROJECT WILL BE A GOOD ADDITION TO THE NEIGHBORHOOD.**

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

(15-19) RE: 697 MADISON AVENUE – Petition of Walter R. Gonzales - Seeking a special permit and a site plan review to permit live entertainment consisting of karaoke, disc jockeys, and 3-piece acoustical bands in the existing full service restaurant in an OR zone.

This item was deferred to April 27, 2015.

(15-20) RE: 515 WASHINGTON AVENUE – Petition of Idea for Autism - 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 office and training facility in an R-C zone.

**** COMMISSIONER MORENO MOVED TO APPROVE APPLICATION (15-20) RE: 515 WASHINGTON AVENUE – PETITION OF IDEA FOR AUTISM – 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 OFFICE AND TRAINING FACILITY IN AN R-C ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE PETITIONER SHALL COMPLY WITH ALL RECOMMENDATIONS OF THE CITY ENGINEER IN HIS LETTER DATED 03/15/2015.**

2. AN A-2 SURVEY MAP SHALL BE FILED ON THE LAND RECORDS OF THE CITY OF BRIDGEPORT COMBINING ALL LOTS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

FOR THE FOLLOWING REASONS:

- 1. THE PROJECT WILL SERVE A SEGMENT OF THE POPULATION IN NEED OF THIS TYPE OF TRAINING/RESIDENTIAL FACILITY.**
- 2. THE PROJECT AS APPROVED COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5 AND THE SPECIAL PERMIT STANDARDS OF SEC. 14-4-4 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT.**

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 APRIL 6, 2016.

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

(15-21) RE 43 NORTH AVENUE – Petition of Brookside Motors, LLC (d/b/a BMW of Bridgeport) Seeking a site plan review and a coastal site plan review to permit the construction of an 225 sq. ft. extension to the existing commercial building and a 180 sq. ft. accessory structure in an I-L zone and coastal area.

**** COMMISSIONER MORTON MOVED TO APPROVE APPLICATION (15-21) RE 43 NORTH AVENUE – PETITION OF BROOKSIDE MOTORS, LLC (D/B/A BMW OF BRIDGEPORT) SEEKING A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF AN 225 SQ. FT. EXTENSION TO THE EXISTING COMMERCIAL BUILDING AND A 180 SQ. FT. ACCESSORY STRUCTURE IN AN I-L ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITION:**

- 1. THE ADDITION OF THE ACCESSORY STRUCTURE SHALL BE ERECTED IN STRICT ACCORD WITH THE PLANS SUBMITTED TO AND APPROVED BY THE COMMISSION.**

FOR THE FOLLOWING REASONS:

- 1. THIS APPROVAL FACILITATES A WELL ESTABLISHED BUSINESS IN THE CITY.**

2. THE PROJECT AS APPROVED COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5.

3. THERE WILL BE NO UNACCEPTABLE 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 APRIL 6, 2016.

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

CONSENT AGENDA.

CA-1 RE: 472 & 436 (aka 500) NORTH AVENUE – Request for a 2nd 1-year extension of the Certificate of Zoning Compliance which is to expire May 19, 2015.

**** COMMISSIONER FIDELE MOVED TO APPROVE CA-1 RE: 472 & 436 (aka 500) NORTH AVENUE – REQUEST FOR A 2ND 1-YEAR EXTENSION OF THE CERTIFICATE OF ZONING COMPLIANCE WHICH IS TO EXPIRE MAY 19, 2015 WITH A NEW EXPIRATION DATE OF THE CERTIFICATE OF ZONING COMPLIANCE OF MAY 19, 2016.**

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

CA-2 RE: 1370 PARK AVENUE – Requesting under Sec. 14-54 of the CT General Statutes an amended certificate of location for a limited auto repair facility in the existing gas station under new ownership in an R-B zone.

**** COMMISSIONER FIDELE MOVED TO APPROVE CA-2 RE: 1370 PARK AVENUE – REQUESTING UNDER SEC. 14-54 OF THE CT GENERAL STATUTES AN AMENDED CERTIFICATE OF LOCATION FOR A LIMITED AUTO REPAIR FACILITY IN THE EXISTING GAS STATION UNDER NEW OWNERSHIP IN AN R-B ZONE WITH THE FOLLOWING CONDITIONS:**

1. DMV CONDITIONS “B”
2. PREVIOUS CONDITIONS FROM 11/24/08 ALSO APPLY.

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

MINUTES.

February 23, 2015 and February 25, 2015.

**** COMMISSIONER FIDELE MOVED TO APPROVE THE FEBRUARY 23, 2015 MINUTES.**

**** COMMISSIONER RODRÍGUEZ SECONDED.**

**** THE MOTION TO APPROVE THE MINUTES OF FEBRUARY 2015 AS SUBMITTED PASSED UNANIMOUSLY.**

**** COMMISSIONER FIDELE MOVED TO APPROVE THE FEBRUARY 25, 2015 MINUTES.**

**** COMMISSIONER WALKER SECONDED.**

**** THE MOTION TO APPROVE THE MINUTES OF FEBRUARY 2015 AS SUBMITTED PASSED UNANIMOUSLY.**

ADJOURNMENT.

**** COMMISSIONER FIDELE MOVED TO ADJOURN.**

**** COMMISSIONER RODRÍGUEZ SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 9:35 p.m.

Respectfully submitted,

S. L. Soltes

Telesco Secretarial Services.