

**CITY OF BRIDGEPORT
PLANNING AND ZONING COMMISSION
REGULAR MEETING
APRIL 27, 2015**

ATTENDANCE: Melville T. Riley, Chair; Barbara Freddino, Acting Secretary; Rosa Correa; Carlos Moreno; Robert Filotei; Reggie Walker; Edgar Rodriguez; Thomas Fedele; Bob Morton (6:50)

STAFF: Attorney Ed Schmidt, Associate City Attorney; Dennis Buckley, Zoning Official

CALL TO ORDER

Commissioner Riley called the meeting to order at 6:45 PM. A quorum was present. He then introduced the members of the Board and reviewed the meeting procedures.

Commissioner Freddino announced that the following items would be deferred to the meeting on May 26, 2015 and would not be heard:

(15-31) Text Amendment - Petition of the Office of Planning & Economic Development (OPED) - Seeking to amend Sec. 8-1-1 and Table 2.a to permit two principal permitted and special permitted uses in the MU-EM, MU-LI and MU-W zones for parcels of property with a minimum of 6 acres.

(15-24) RE: 1524 SEAVIEW AVENUE- Seeking a site plan review and a coastal site plan review to legalize a parking lot to be used in conjunction with the abutting property consisting of a mixed use building in an R-C zone and coastal area.

(15-25) RE: 1534-1536 SEAVIEW AVENUE- Seeking a site plan review and a coastal site plan review to permit the office use on the 1st floor with 4 residential units on the 2nd & 3rd floor in an I-L zone and coastal area.

CITY BUSINESS

(15-26) 379 BOND STREET (AKA 1285 BOSTON AVENUE)- Petition of the City of Bridgeport Board of Education- Seeking a modification to the special permit and site plan review for an application previously approved by the Planning & Zoning Commission on 02/25/14, which permitted the construction of a high school with associated amenities in an R-C zone.

Attorney Raymond Rizio came forward and introduced himself as the representative for the City of Bridgeport Board of Education. He stated that all appropriate signage had been posted and provided the commission with photographic proof.

Atty. Rizio stated that the Commission had granted an expansion of Harding High School the previous year, and that they were petitioning to increase the size of the building. He stated that the high school will be state of the art, and that students previously expected to attend magnet schools were now expressing interest in Harding. Atty. Rizio stated that enrollment is expected to increase from 813 to 1150 in the coming year, and as such, they plan to add 7 more classrooms, as well as expand the size of the auditorium, faculty dining areas, storage areas, administrative space, special education suites and the school nursing office. He stated that it was the same basic design previously approved, except that it comes out another 15 feet towards the street. He stated that the site plan circulation is maintained, and that they had received a variance from the ZBA because of the L2 standard required along the property line that eliminates any potential landscaping issues. He further stated that they received another ZBA variance to have 161 parking spots, as opposed to the previously required 301 parking spots, as they do not believe the expansion will increase the demand for vehicular access.

Commissioner Riley highlighted the engineering notes under 7C, stating that a no-parking zone along Bond Street needed to be established along Bond Street and would require the Board of Police Commissioners approval. Atty. Rizio stated that there was the other side of Bond Street available, and that the expansion of Bond and Seaview Avenue would also allow for more parking.

Commissioner Freddino noted additional comments expressing concern over parking availability, and inquired whether the parking would be sufficient for instances involving sporting events. Atty. Rizio stated that other schools and streets would be available for parking. Commissioner Freddino expressed concern over the narrowness of street parking, as well as the multi-family homes that are located near said street parking. Mr. Phil Stantic came forward and stated that he was employed under contract to help redevelop Bond Street and Seaview Avenue, and that there will be more parking.

Commissioner Riley inquired if the City Engineer had been made aware of the ZBA's decision when the notes had been made. Atty. Rizio stated that the Zoning Office has been incredibly accommodating, and that both applications were submitted concurrently in the interest of time. He further stated that the sole difference in the plan itself is the waiver received for the property line and parking issue, which rose from a variance, and that the balance of site plan is identical.

Commissioner Filotei inquired as to the effect of the expansion on the bus rotation. Atty. Rizio stated that the buses would exit by looping back onto Bond Street.

Commissioner Walker asked how much the added construction would increase cost. Mr. Larry Schilling, the project manager, stepped forward and stated that the cost estimate has risen from \$78 million to \$106 million.

Commissioner Freddino asked if Atty. Rizio had read the WPCA's report, and he stated that he had not. She provided him with the report, and after examination, he stated that they intend to address the concerns throughout the building permit process.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. No one came forward. He then asked if there was anyone present who wished to oppose the application. Hearing none, Commissioner Riley closed the hearing on 379 Bond Street.

DEFERRED BUSINESS

D-1 (15-14) 990 HOUSATONIC AVENUE- Petition of City of Bridgeport Public Facilities- 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.

Mr. Jose Tiago came forward and handed in the appropriate mailings. He stated that current facility is located near the city dump, but that it has outgrown the location and is currently being transferred to the police department. Mr. Tiago stated that the proposed structure is a 23,000 square ft. prefab metal building that will serve all mechanical and equipment needs. He stated that the proposed salt shed will be a phase 2 project, as it is not currently in the budget for this year, however it is a necessity on site for emergency snow removal. He stated that there were currently 3 to 4 locations for this purpose now, and that the central location of this new site will help citizens, and maintains roads more quickly. Mr. Tiago provided the commission with a document containing comments from the WPCA regarding sand contamination in the sewer. He

stated that there would be no sand going into the sewer lateral, as they plan to employ connections on site from the previous project, no voids go into the sewer main, and they have a detailed drainage plan and design to catch on site groundwater. He closed by detailing the proposed landscape plan, which includes trees to shade out the salt shed, as well as increased plants and grass.

Commissioner Filotei inquired as to whether this was the best site for the facility. Mr. Tiago stated that it was.

Commissioner Freddino stated that a permanent driveway must be available, as it must accommodate truck weight. Mr. Tiago stated that they currently have a permanent driveway at the site, and that most of the traffic will stay on its current trajectory.

Commissioner Freddino read the provided ruling on the proposed plan from John Goucher (Coastal), which noted no opposition and found the plan satisfactory.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. No one came forward. He then asked if there was anyone present who wished to oppose the application. Hearing none, Commissioner Riley closed the hearing on 990 Housatonic Avenue.

D-2 (15-19) 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. Buckley stated that the wife of the applicant had been present, but as she did not speak English, left. He further stated that her husband is currently in New York, and that their time period is up. Commissioner Riley noted that there was no one present to provide proof of postings.

Commissioner Riley closed the hearing on 697 Madison Avenue.

NEW BUSINESS

(15-27) 365 (AKA 383) JOHN STREET- Petition of ABC Sign Corporation- Seeking a special permit and a site plan review to permit the installation of a 126 square ft. on premises wall sign on the top facade of the existing 8-story building in a DVD-BLVD zone.

Mr. Larry Bourque came forward and introduced himself as representative for ABC Sign Corporation. He turned in the appropriate mailings. Mr. Bourque stated that the sign was for Frontier Communications, and that while they have a pre-existing sign, they would like to put another up.

Commissioner Riley asked if the planned sign complies with the square footage in terms of signage, and Mr. Bourque stated that it complies with all regulations but height. Commissioner Freddino stated that it may need a variance from the ZBA, however Mr. Buckley stated that it was in fact under the Commission's purview.

Commissioner Freddino asked if the sign would be mounted on the wall or on top of the building, and Mr. Bourque stated that it would be mounted on the wall and lit with LED lights. Commissioner Riley asked if the sign would be a consistent color, and Mr. Bourque stated that it would be, with no flashing. Commissioner Riley asked if the sign was intended for advertising or identification, and Mr. Bourque stated that it was solely to identify the location.

Commissioner Correa asked for elaboration on the nature of the lighting. Mr. Bourque explained that they would employ illuminated channel letters, effectively hollow cans with illuminating light diodes using LED lights. Commissioner Walker asked if the sign was comparable to the others that face the highway, and Mr. Bourque stated that while the steady lighting was comparable, but scale was not. Commissioner Freddino asked if the sign would be turned on 24 hours a day, and Mr. Bourque stated that it would not be during the day.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. No one came forward. He then asked if there was anyone present who wished to oppose the application. Hearing none, Commissioner Riley closed the hearing on 365 John Street.

(15-28) 3837 (AKA 3841) MAIN STREET- Petition of Alexandra Martinez/Mi Pueblo Restaurant & Bakery- Seeking a special permit and a site plan review to permit the conversion of the existing retail bakery/take-out deli to a full service restaurant in an OR-R zone.

Ms. Johanna Fernandez of 99 Warren Street came forward with Alexandra Martinez and turned in the appropriate mailings. Ms. Fernandez stated that she would be speaking for Ms. Martinez.

Commissioner Riley confirmed that they were a takeout business only, with less than 8 tables and chairs in the current establishment. He further inquired about a floor plan, and Ms.

Fernandez stated that there was one provided in the documents. Commissioner Riley inquired about the bathroom, and Ms. Fernandez stated that it is unisex and handicap accessible. Commissioner Riley confirmed they were not seeking a liquor permit, and Ms. Fernandez stated that they were only seeking to accommodate more people to eat in the restaurant from 8 AM to 9 PM Sunday through Thursday, and 8 AM to 9:30 PM Friday and Saturday.

Commissioner Freddino inquired as to whether they had an automatic fat, oil, and grease separator. Ms. Fernandez confirmed that they do, and that they have a company remove the bulk of the waste while maintaining the grease traps themselves. Commissioner Freddino confirmed that there was no intention to have entertainment on the premises.

Commissioner Freddino inquired as to whether they lease or own the property, and Ms. Fernandez stated that they lease the property from Ralph Pitrello under Main & Drewitt. She further clarified that on the lease agreement, Alexandra Lugo is now Alexandra Martinez. Commissioner Freddino inquired about the neighboring businesses in the building, and Ms. Fernandez stated that they are next to a black hair braiding salon and a cobbler.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. No one came forward. He then asked if there was anyone present who wished to oppose the application. Hearing none, Commissioner Riley closed the hearing on 3837 Main Street.

(15-29) 1300 SEAVIEW AVENUE- Petition of Seaview Avenue Realty, LLC- Seeking a site plan review and a coastal site plan review to permit the construction of a 21,452 square ft. addition to the existing paper recycling facility in an MU-LI zone and coastal area.

Atty. Rizio came forward and stated that, as the property takes up the majority of the street, no mailings are necessary. He confirmed that he had posted all necessary signage.

Atty. Rizio stated that the property has been in use as a recycling facility since the early 1990s, and was purchased in the 2000s. He stated that it is used and approved as a solid waste facility for fiber after being converted from the previous truck depot. He stated that the facility is now too small to accommodate current recycling needs, and they are thus proposing a 9,000 square ft. addition after consulting with the East End NRZ. He stated that the building runs from Seaview to Charlotte and backs up against 5th, in direct proximity to facilities for Viking, Mark 4, two O&G locations and Conway Terminals.

Commissioner Riley noted a typo in the release and that the 21,452 square ft. addition was in fact a 9,000 square ft. addition. Atty. Schmidt stated that since the addition is in fact smaller than previously thought, there should be no problem with procedure.

Atty. Rizio stated that the addition is in an effort to accommodate new recycling procedures and regulations by updating the facility. He stated that all the sorting will be done inside the facility, and that to avoid incidental trash, all the waste will be processed and packaged inside, then loaded into the truck.

Commissioner Riley asked if the building was designed to meet current demand and standards rather than increase traffic, and Atty. Rizio confirmed it was solely to become compliant. He further stated that they plan on making neighborhood improvements with a landscaping plan.

Commissioner Freddino read a letter from John Goucher (Coastal) that expressed no opposition to the application.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. No one came forward. He then asked if there was anyone present who wished to oppose the application. Hearing none, Commissioner Riley closed the hearing on 1300 Seaview Avenue.

(15-30) 1380 SEAVIEW AVENUE- Petition of Paul Casey- Seeking a modification of the July 26, 2010 approval by expunging the condition restricting the display and sale of classic and vintage motor vehicles in an MU-LI zone and coastal area.

Atty. Rizio came forward and handed in the appropriate mailings. Atty. Rizio stated that his client, Paul Casey, had received approval several years ago to open a used car dealership with conditions, most of which have since been devised and modified. He stated that the cars are restricted to classic and vintage automobiles, but due to insurance it is costly to display classic cars outside the dealership. Thus, the marketing aspect of the dealership is negatively affected. Atty. Rizio requested that the condition restricting the dealer to classic and vintage cars be lifted, and noted that he had met all other terms and conditions related to the previous approval.

Atty. Rizio stated that there is no razor wire or banners permitted, and that all repairs on cars are done inside. He further stated that his client wants the ability to display 8 used cars in the front of the dealership, as he is currently not selling any cars.

Commissioner Correa confirmed that any cars the client has, he keeps inside. Atty. Rizio stated that the cost for storing the cars is prohibitive when keeping them on the property, and that if the

client stores them outside he becomes an insurance liability. He stated that the client has and will continue to meet all other qualifications.

Commissioner Riley asked if the business is in an RC zone, and Atty. Rizio confirmed that it is. Commissioner Correa asked where the cars would be parked, and Atty. Rizio stated they would be directly in front of the building. He gave a detailed description of the surrounding area, and stated that he does not believe it will negatively impact the area, as it is industrial and flanked on two sides by parking lots.

Commissioner Correa inquired about repairs, and Atty. Rizio stated that they must be done inside the building. Commissioner Riley inquired about the ZBA waivers, and Mr. Buckley stated that the client is seeking relief from the classic car condition, which was not a condition of the ZBA, but the P&Z.

Commissioner Correa asked if the parking and congestion of the site would be worsened by the outdoor cars, and Atty. Rizio stated that the site plan displays all required parking.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. No one came forward. He then asked if there was anyone present who wished to oppose the application. Hearing none, Commissioner Riley closed the hearing on 1380 Seaview Avenue.

CONSENT AGENDA

(CA-1) RE: 62 & 80 CHERRY STREET, 1325 & 1341 RAILROAD AVENUE, 375 & 437 HOWARD AVENUE- Petition of Bhagya Realty Holding, LLC- Requesting a 1-year extension of a special permit that is to expire May 19, 2015.

Mr. Buckley stated that that the matter related to the old, burnt out Casco Building and that as the project is making progress, they are seeking to extend the approval for another year.

DECISION SESSION

(15-31) Text Amendment - Petition of the Office of Planning & Economic Development (OPED) - Seeking to amend Sec. 8-1-1 and Table 2.a to permit two principal permitted and special permitted uses in the MU-EM, MU-LI and MU-W zones for parcels of property with a minimum of 6 acres.

****COMMISSIONER FREDDINO MOVED TO DEFER AGENDA ITEM (15-31) TEXT AMENDMENT- PETITION OF THE OFFICE OF PLANNING & ECONOMIC DEVELOPMENT (OPED)- SEEKING TO AMEND SEC. 8-1-1 AND TABLE 2.A TO PERMIT TWO PRINCIPAL PERMITTED AND SPECIAL PERMITTED USES IN THE MU-EM, MU-LI AND MU-W ZONES FOR PARCELS OF PROPERTY WITH A MINIMUM OF 6 ACRES TO THE MAY 26, 2015 MEETING.**

****COMMISSIONER CORREA SECONDED.**

****MOTION PASSED UNANIMOUSLY.**

(15-26) 379 BOND STREET (AKA 1285 BOSTON AVENUE)- Petition of the City of Bridgeport Board of Education- Seeking a modification to the special permit and site plan review for an application previously approved by the Planning & Zoning Commission on 02/25/14, which permitted the construction of a high school with associated amenities in an R-C zone.

****COMMISSIONER WALKER MOVED TO GRANT AGENDA ITEM (15-26) 379 BOND STREET (AKA 1285 BOSTON AVENUE)- PETITION OF THE CITY OF BRIDGEPORT BOARD OF EDUCATION- SEEKING A MODIFICATION TO THE SPECIAL PERMIT AND SITE PLAN REVIEW FOR AN APPLICATION PREVIOUSLY APPROVED BY THE PLANNING & ZONING COMMISSION ON 02/25/14, WHICH PERMITTED THE CONSTRUCTION OF A HIGH SCHOOL WITH ASSOCIATED AMENITIES IN AN R-C ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. REMEDIATION OF THE SITE SHALL BE CONSISTENT WITH THE MASTER PLAN, AS RETRIEVING BROWN FIELD SITES IS PRIORITY.**
- 2. COMMISSION REQUIRES A CERTIFICATE OF COMPLETION OF REMEDIATION AT RESIDENTIAL USE STANDARD.**
- 3. THERE SHALL BE A REMEDIATION OVERSIGHT PANEL.**
- 4. THE STATE SHALL CERTIFY THAT THE PROJECT COMPLIES WITH RESIDENTIAL STANDARDS. DEEP WILL PROVIDE STEWARDSHIP OF THE ENTIRE REMEDIATION PROCESS BECAUSE DEEP REGULATES THE REMEDIATION PROCESS.**
- 5. NO CERTIFICATE OF OCCUPANCY WILL BE APPROVED UNTIL DEEP HAS APPROVED THE CERTIFICATE OF COMPLETION TO RESIDENTIAL STANDARDS AND FILED WITH THE ZONING DEPARTMENT.**

- 6. THERE SHALL BE NO ENVIRONMENTAL IMPACT ON THE LONG ISLAND SOUND OR COASTAL WATERS.**
- 7. THIS PROJECT IS SUBJECT TO APPROVAL BY FEMA.**

FOR THE FOLLOWING REASONS:

- 1. THE REVISED FACILITY WILL BE ABLE TO ACCOMMODATE A LARGER STUDENT BODY WITHOUT A NEGATIVE IMPACT ON THE OVERALL DEVELOPMENT.**
- 2. THIS REDEVELOPMENT PLAN, AS THE ONE PREVIOUSLY APPROVED, WILL HAVE A POSITIVE IMPACT ON AN OLD NEIGHBORHOOD.**
- 3. THE PROPOSED IMPROVEMENTS TO BOND STREET WILL ACCOMMODATE BUS AND VEHICLE MANEUVERABILITY AND WILL BE A SUBSTANTIAL BENEFIT TO THE AREA.**

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 HAS BEEN ESTABLISHED AS MAY 4, 2016.

****COMMISSIONER MORTON SECONDED.**

****MOTION PASSED UNANIMOUSLY.**

D-1 (15-14) 990 HOUSATONIC AVENUE- Petition of City of Bridgeport Public Facilities- 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 RODRIGUEZ MOVED TO GRANT AGENDA ITEM D-1 (15-14) 990 HOUSATONIC AVENUE- PETITION OF CITY OF BRIDGEPORT PUBLIC FACILITIES- 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 WITH THE FOLLOWING CONDITION:**

- 1. THE PETITIONER MUST SATISFY ALL CONCERNS EXPRESSED IN THE REPORTS OF THE ENVIRONMENTAL ANALYST OF THE LONG ISLAND**

**SOUND PROGRAM, THE CITY ENGINEER, AND THE W.P.C.A. ACTING
MANAGER.**

FOR THE FOLLOWING REASONS:

- 1. THE APPROVAL OF THIS PROJECT WILL CONSOLIDATE THE REPAIR FACILITIES FOR CITY DEPARTMENT VEHICLES AND EQUIPMENT.**
- 2. THE PROJECT AS APPROVED COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5.**
- 3. AS TO THE COASTAL PLAN REVIEW, THE PROJECT AS APPROVED (AND CONDITIONALLY STIPULATED) WILL HAVE NO NEGATIVE IMPACT ON THE COASTAL AREA.**

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 HAS BEEN ESTABLISHED AS MAY 4, 2016.

****COMMISSIONER MORTON SECONDED.**

****MOTION PASSED UNANIMOUSLY.**

D-2 (15-19) 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.

****COMMISSIONER CORREA MOVED TO DENY AGENDA ITEM D-2 (15-19) 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 FOR THE FOLLOWING REASON:**

- 1. THE PETITIONER FAILED TO ATTEND THE PUBLIC HEARING.**

****COMMISSIONER RODRIGUEZ SECONDED.**

****MOTION PASSED UNANIMOUSLY.**

(15-24) RE: 1524 SEAVIEW AVENUE- Seeking a site plan review and a coastal site plan review to legalize a parking lot to be used in conjunction with the abutting property consisting of a mixed use building in an R-C zone and coastal area.

****COMMISSIONER FREDDINO MOVED TO DEFER AGENDA ITEM (15-24) RE: 1524 SEAVIEW AVENUE- SEEKING A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO LEGALIZE A PARKING LOT TO BE USED IN CONJUNCTION WITH THE ABUTTING PROPERTY CONSISTING OF A MIXED USE BUILDING IN AN R-C ZONE AND COASTAL AREA.**

****COMMISSIONER RODRIGUEZ SECONDED.**

****MOTION PASSED UNANIMOUSLY.**

(15-25) RE: 1534-1536 SEAVIEW AVENUE- Seeking a site plan review and a coastal site plan review to permit the office use on the 1st floor with 4 residential units on the 2nd & 3rd floor in an I-L zone and coastal area.

****COMMISSIONER FREDDINO MOVED TO DEFER AGENDA ITEM (15-25) RE: 1534-1536 SEAVIEW AVENUE- SEEKING A SITE PLAN REVIEW AND A COASTAL SITE PLAN TO REVIEW TO PERMIT THE OFFICE USE ON THE 1ST FLOOR WITH 4 RESIDENTIAL UNITS ON THE 2ND & 3RD FLOOR IN AN I-L ZONE AND COASTAL AREA TO THE MAY 26, 2015 MEETING.**

****COMMISSIONER RODRIGUEZ SECONDED.**

****MOTION PASSED UNANIMOUSLY.**

(15-27) 365 (AKA 383) JOHN STREET- Petition of ABC Sign Corporation- Seeking a special permit and a site plan review to permit the installation of a 126 square ft. on premises wall sign on the top facade of the existing 8-story building in a DVD-BLVD zone.

****COMMISSIONER FEDELE MOVED TO GRANT AGENDA ITEM (15-27) 365 (AKA 383) JOHN STREET- PETITION OF ABC SIGN CORPORATION- SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE INSTALLATION OF A 126 SQUARE FT. ON PREMISES WALL SIGN ON THE TOP FACADE OF THE EXISTING 8-STORY BUILDING IN A DVD-BLVD ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE USE OF A READER BOARD OR FLASHING, INTERMITTENT, OR VARYING INTENSITY SIGNAGE IS STRICTLY PROHIBITED.**

- 2. THE SITE AND THE ON-PREMISES I.D. SIGN MAY ONLY BE USED TO IDENTIFY “FRONTIER” AND SHALL BE WHITE IN COLOR.**

FOR THE FOLLOWING REASONS:

- 1. WILL PROVIDE A VERY VISIBLE ON-PREMISES I.D. SIGN FOR A NEW BUSINESS IN THE CITY.**
- 2. THE SIGNAGE AS APPROVED, COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5 AND THE SPECIAL PERMIT STANDARDS OF SEC. 14-4-4.**

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 4, 2016.

****COMMISSIONER MORTON SECONDED.**

****MOTION PASSED UNANIMOUSLY.**

(15-28) 3837 (AKA 3841) MAIN STREET- Petition of Alexandra Martinez/Mi Pueblo Restaurant & Bakery- Seeking a special permit and a site plan review to permit the conversion of the existing retail bakery/take-out deli to a full service restaurant in an OR-R zone.

****COMMISSIONER MORENO MOVED TO GRANT AGENDA ITEM (15-28) 3837 (AKA 3841) MAIN STREET- PETITION OF ALEXANDRA MARTINEZ/MI PUEBLO RESTAURANT & BAKERY- SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE CONVERSION OF THE EXISTING RETAIL BAKERY/TAKE-OUT DELI TO A FULL SERVICE RESTAURANT IN AN OR-R ZONE WITH THE FOLLOWING CONDITION:**

- 1. ANY ENTERTAINMENT OR LIQUOR SERVICE IS STRICTLY PROHIBITED.**

FOR THE FOLLOWING REASONS:

- 1. ACCOMMODATES THE GROWTH OF AN EXISTING BUSINESS.**
- 2. THIS RESTAURANT USE WILL BE AN ENHANCEMENT TO THE AREA.**

- 3. 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.**

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 4, 2016.

****COMMISSIONER RODRIGUEZ SECONDED.**

****MOTION PASSED UNANIMOUSLY.**

(15-29) 1300 SEAVIEW AVENUE- Petition of Seaview Avenue Realty, LLC- Seeking a site plan review and a coastal site plan review to permit the construction of a 1-story addition to the existing paper recycling facility in an MU-LI zone and coastal area.

****COMMISSIONER MORTON MOVED TO GRANT AGENDA ITEM (15-29) 1300 SEAVIEW AVENUE- PETITION OF SEAVIEW AVENUE REALTY, LLC- SEEKING A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 1-STORY, 9,000 SQUARE FT. ADDITION TO THE EXISTING PAPER RECYCLING FACILITY IN AN MU-LI ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITION:**

- 1. ALL OF THE ZONING BOARD OF APPEALS CONDITIONS AS OF 04/15/15 (ENCLOSED) ARE TO BE IMPLEMENTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE.**

FOR THE FOLLOWING REASONS:

- 1. THE PROJECT AS APPROVED WILL HAVE NO UNACCEPTABLE IMPACT ON THE COASTAL AREA.**
- 2. THE APPLICATION COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5.**
- 3. AS ALL ACTIVITY AND STORAGE IS TO BE INSIDE THE ADDITION, THIS PROJECT WILL BE A CLEANER OPERATION IN THE GENERAL 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 MAY 4, 2016.

****COMMISSIONER CORREA SECONDED.**

****MOTION PASSED UNANIMOUSLY.**

(15-30) 1380 SEAVIEW AVENUE- Petition of Paul Casey- Seeking a modification of the July 26, 2010 approval by expunging the condition restricting the display and sale of classic and vintage motor vehicles in an MU-LI zone and coastal area.

****COMMISSIONER MORTON MOVED TO GRANT AGENDA ITEM (15-30) 1380 SEAVIEW AVENUE- PETITION OF PAUL CASEY- SEEKING A MODIFICATION OF THE JULY 26, 2010 APPROVAL BY EXPUNGING THE CONDITION RESTRICTING THE DISPLAY AND SALE OF CLASSIC AND VINTAGE MOTOR VEHICLES IN AN MU-LI ZONE AND COASTAL AREA AND PERMIT THE FOLLOWING:**

- 1. THE PETITIONER MAY DISPLAY UP TO EIGHT (8) MOTOR VEHICLES THAT ARE SAFE AND OPERABLE.**
- 2. THE RESTRICTION OF CLASSIC AND VINTAGE VEHICLES IS HEREBY EXPUNGED.**

****COMMISSIONER RODRIGUEZ SECONDED.**

****MOTION PASSED UNANIMOUSLY.**

(CA-1) RE: 62 & 80 CHERRY STREET, 1325 & 1341 RAILROAD AVENUE, 375 & 437 HOWARD AVENUE- Petition of Bhagya Realty Holding, LLC- Requesting a 1-year extension of a special permit that is to expire May 19, 2015.

****COMMISSIONER FREDDINO MOVED TO GRANT AGENDA ITEM (CA-1) 62 & 80 CHERRY STREET, 1325 & 1341 RAILROAD AVENUE, 375 & 437 HOWARD AVENUE- PETITION OF BHAGYA REALTY HOLDING, LLC- REQUESTING A 1-YEAR EXTENSION OF A SPECIAL PERMIT THAT IS TO EXPIRE MAY 19, 2015 WITH THE NEW EXPIRATION DATE OF MAY 19, 2016.**

****COMMISSIONER CORREA SECONDED.**

****MOTION PASSED UNANIMOUSLY.**

APPROVAL OF MINUTES

****MR. WALKER MOVED TO APPROVE THE MEETING MINUTES FOR MARCH 30, 2015.**

****MR. RODRIGUEZ SECONDED.**

****MOTION PASSED UNANIMOUSLY.**

MOTION TO ADJOURN

****MS. CORREA MOVED TO ADJOURN.**

****MR. MORTON SECONDED.**

****MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:25 PM.

Respectfully submitted,

Catherine Ramos
Telesco Secretarial Services