

**CITY OF BRIDGEPORT  
PLANNING & ZONING COMMISSION  
REGULAR MEETING  
JULY 27, 2015**

**ATTENDANCE:** Mel Riley, Chair; Tom Fideli; Edgar Rodriguez; Bob Filotei; Barbara Freddino; Anne Pappas-Phillips; Rosa Correa; Robert Morton

**STAFF:** Paul Boucher, Assistant Zoning Official; Atty. Ed Schmidt, Associate City Attorney; Diego Guevara, Design Review Coordinator

**CALL TO ORDER**

The Chair called the meeting to order at 6:45 PM. A quorum was present.

**CONTINUED BUSINESS**

Atty. Raymond Rizio came forward and asked for a continuance regarding Item (15-43), as they are still coordinating with the Engineering Department. He further stated that they had already informed the local NRZ and people slated to attend regarding the manner.

**C-1 (15-39) 412 Housatonic Avenue- Petition of the Southern Connecticut Gas Company- Seeking a site plan review and a coastal site plan review to permit the construction of a 600 square foot natural gas metering and recycling facility in a portion of the existing sand and gravel property in an MU-LI zone and coastal area.**

Mr. Barnes, Director of Engineering for the Southern Connecticut Gas Company, came forward and handed out packets to the commissioners with engineering revisions included. He stated that they had taken their suggestions into account and moved the building from the NW corner to the SW corner. He further stated that they also intend on complying with the suggestion of public river access, and that they are working with the city to develop a plan.

Commissioner Pappas-Phillips asked how long it would be before they had the conversation about the landscaping, and Mr. Barnes stated that he anticipates it will be in August. He further

stated that they do not feel now is the appropriate time with the activities currently going on at the facility, but that this will become a reality in the near future.

The Chair asked if anyone present wished to speak in favor of the application. Mr. Bill Coleman of OPED came forward and stated that given the vital nature of the structure, and their willingness to comply with the goal of public access along the waterfront, OPED asked they approve the structure.

The Chair asked if there was anyone present who wished to oppose the application. Hearing none, he closed the hearing on 412 Housatonic Avenue.

### **CITY BUSINESS**

**(15-40) 595 Madison Avenue- Petition of the City of Bridgeport Office of Planning & Economic Development (OPED)- Requesting under Sec. 8-24 of the Connecticut General Statute, a favorable recommendation for the proposed lease of property at 555-595 Madison Avenue (formerly known as the North End Boys & Girls Club) in an R-B zone.**

Mr. Coleman came forward and stated that the application is to approve an agreement between OPED and the Wakeman Boys & Girls Club. He stated that they have actually purchased the building from the previous owner and repositioned it with Wakeman. He stated that they are asking for approval, given that the use is consistent with the city plan.

Commissioner Freddino asked if it will still be a boys and girls club, and Mr. Coleman answered in the affirmative.

The Chair asked how two boys and girls clubs coexist being in such close proximity, and Mr. Coleman stated that he was not familiar with the finer points of those interactions, but that Wakeman has some preexisting relationship with the other club, and that they do not foresee a territorial issue.

Commissioner Filotei asked if the location was appropriate and if it provides adequate access, and Mr. Coleman stated that it is a good location for access, and that it is adjacent to a central hub in the city. Mr. Coleman stated that if it is well run, it will have the makings of an impressive after school program. The Chair pointed out that the location is very close to another school on North Avenue as well.

The Chair asked if anyone wished to speak in favor of the application. No one came forward. He then asked if anyone wished to speak in opposition. Hearing none, he closed the hearing on 595 Madison Avenue.

**(15-42) 138 Clifford Street- Petition of the City of Bridgeport Office of Planning & Economic Development (OPED)- Requesting under Sec. 8-24 of the Connecticut General Statute, a favorable recommendation for the proposed sale of property known as 138 Clifford Street in an R-B zone.**

Mr. Coleman came forward and stated that this item was for an H-14 reversal, and that the property in question is a blighted, vacant house adjacent to Pacific Plot that was acquired through foreclosure. He stated that as Pacific Plot is being turned into a civil lot/park, there is a need to clean up the perimeter, this house included. He stated that Max Perez spoke with the adjacent property owners, and managed to find a man who owns an investment property across the street interested in purchasing the lot. They vetted his financials, and he has enough to make the purchase and substantiate the rehabilitation costs. Mr. Coleman stated that the appraised value is \$7,000, and that the sale has been approved by the City Council at the committee level. He stated additionally that there is a desired condition of approval that states the rehabilitation of the property must be completed 1 year from the deed of sale, and if this is violated, it will revert back to the City's ownership.

Commissioner Freddino asked who specifically is renovating the house, and Mr. Coleman stated that the private owner will be doing so.

The Chair asked if anyone wished to speak in favor of the application. No one came forward. He then asked if anyone wished to speak in opposition. Hearing none, he closed the hearing on 138 Clifford Street.

**NEW BUSINESS**

**(15-44) 210 Boston Avenue- Petition of American Steakhouse- Seeking a special permit and a site plan review to permit the installation of an on-premises identification roof sign at the existing restaurant facility in an OR-G zone.**

The item was called, and no one came forward. The Chair stated that they would recall the item later.

**(15-45) 750 & 800 South Avenue- Petition of Future Health Care Systems CT, Inc.- Seeking a special permit, a site plan review, and a coastal site plan review to permit the**

**establishment of a 22,400 square foot medical waste processing operation in the existing industrial building in an I-L zone and coastal area.**

Attorney Raymond Rizio came forward and clarified that the location is actually 720-750 South Avenue. He stated that the property is the whole parcel, and that it is an extremely unique location. He stated that it was a condemned property years ago when the addresses changed. They had initially intended to build the facility on another site, but the deal fell through (through no fault of the applicant). This new parcel is a triangular lot that has an existing 21,000 square foot building and sits beside a towing/auto-body facility and a scrap metal building. The property is incredibly close to I-95, the railroad cuts in front of it, and it allows for easy access to the highway without having to cut through city streets. Atty. Rizio stated that they have the ability to create 25 parking spaces (above the need), satisfy all landscaping requirements, and have all operations remain inside the building.

Atty. Rizio stated that the facility will be used to collect medical waste (needles, gauze, etc.). The trucks go out in the morning to collect waste from hospitals, nursing homes, and doctors offices from Greenwich to New London, then north to Hartford and Waterbury. A technician to deal with the needles is specifically hired to conduct this task safely, while the other materials are loaded up by the other drivers. They anticipate 2 or 3 trailer trips per month, while day to day there will be a fleet of 5 trucks to start, gradually expanding into 10. Once a month, a truck goes to Baltimore with elements they cannot dispose of. The facility will not gather all types of waste, as their license is specifically for medical waste, not compostables or biohazardous materials. Once the trucks return to the facility, the pre-packaged waste is put into an autoclave and baked for 2 hours at 285 degrees. The intense heat reduces the volume down by 80%, and the remainder is loaded into pallets, then containers, and then cleaned and removed by truck. The same process is used on the sharp objects, with an additional grinding step before it is placed into the autoclave. The waste leaves the facility 1-2 times per month to be recycled into energy at other plants.

Commissioner Pappas-Phillips inquired about the recycling process and Atty. Rizio stated that the items are separated before coming into the facility, and that this facility will have no sorting capacity. He stated that this particular variety of clean-up is unique because the person who creates the waste owns it from cradle to grave- if the waste ends up somewhere inappropriate, the doctor who created the waste is legally liable. Atty. Rizio stated that this is the first facility like this in the state of Connecticut, and that the City is very supportive of the endeavor. Commissioner Pappas-Phillips asked if it had any similarities to R&D centers or drug development, and Atty. Rizio stated that those ventures are covered under a different license, so they will not be engaging in anything of that nature. Mr. Charlie Dippolito stated that their facility cannot process pharmaceutical or anatomical waste, as both need to be incinerated. He

further stated that any margin for error is exceedingly low, as there is color coding on the packaging on items that indicates the waste within. Commissioner Pappas-Phillips asked whose responsibility it will be to separate the waste, and Mr. Dippolito stated that separation does not take place at their facility.

Mr. Dippolito stated that it is truly more of a transporter than a sorter, so when the state comes on site, everything must be in fine working order.

Commissioner Freddino read a letter from John Gaucher, who had no comments for consideration. Commissioner Freddino inquired about the WPCA memorandum of June 29th, and Atty. Rizio stated that this was not a problem, as there is a lot of work to be done in the building which they will handle through the permit.

Commissioner Morton asked Mr. Dipolitto if he were involved with the company Stericycle, and Mr. Dipollito stated that he was their director. Commissioner Morton asked if there was a proper paper trail in place for the waste, and Mr. Dipolitto stated that they in fact track the packages, and physicians are notified upon the waste's proper disposal in accordance with medical regulation.

Atty. Rizio laid for the following conditions for approval:

1. Truck trips shall not exceed 10 round trips per day at any time, for any reason.
2. All operations shall be confined to the inside of the building.
3. Privacy slats shall be installed along all surrounding fencing.

Commissioner Pappas-Phillips stated that the engineering report suggests the turning radius and driveway do not meet city standards regarding sidewalks. Atty. Rizio stated that the property doesn't really have a sidewalk, but that they would be happy to satisfy all engineering concerns as a condition of approval. He stated that they will create curbing to meet proper driveway requirements.

Commissioner Freddino stated that the address on the given document is 220 Hancock Avenue, the former location. Atty. Rizio stated that while this was true, the same plan is to be executed on the new property. He stated that they have met with environmental justice, the State, and stayed within the district so the impact would be comparable. In terms of site plan, all changes will be made to the interior, they intend to increase the landscaping and create a more appropriate passageway. Atty. Rizio stated that the development can create up to 60 jobs at the location, and that a great number of them will be local hires.

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

Paul Spinelli of the Bridgeport Business Council stated that their director is in favor of this application, as it would be a reuse of an old industrial building and would create jobs. In addition, the company is committed to hiring local and formerly incarcerated individuals, and it will become a part of the City's soon to be realized Eco-Technological Park. Mr. Spinelli stated that the development is in keeping with the City's intent to become greener, reduce carbon footprint and create jobs.

Sharon Lewis, Executive Director for the CT Coalition for Environmental Justice, stated that the production of metals from incineration pollutes and adversely affects communities of color and low income, and that the autoclave movement is a step in the correct direction. She stated that she visited the current facilities and was impressed with their hiring practices, commitment to employees and environmental justice. She further stated that she felt this will not be a potential health hazard.

Denise Taylor-Moye stated that the area has been without jobs for many years, and as a constituent of the South End NRZ, she supported the endeavor, but would like to encourage them to speak with the NRZ and community as development goes forward.

Jack Banta stated that he fully supports the endeavor, but also encourages them to have a meeting with the South End NRZ as quickly as possible.

Yolanda Stinson stated that she fully supported the endeavor, as both a former resident of the South End and a formerly incarcerated individual, and hoped this venture would improve the prospects of employment for ex-offenders.

Carl McCluster, Chair of the Environmental Task Force, stated that an agenda from a 2014 meeting of the South End NRZ indicates they did have prior knowledge of the project in its previous incarnation. He stated that the members of the committee were polled at the time, and that an email dated August 25, 2014 found no opposed members. He stated that he has met with the applicants, gone over their plans, and finds it admirable that they are continuing to pursue developing in Bridgeport after their former plans fell through (through no fault of their own). He stated that their MV facility stands as a fantastic example for what they hope to accomplish in Bridgeport. Mr. McCluster stated that reason and protocol must come together for effective management of the community, and for that reason, he saw no merit to delaying the proceedings simply to satisfy procedure.

Bill Coleman stated, on behalf of OPED, that he urged the approval and commended the people who spoke previously.

The Chair asked if there was anyone who wished to speak in opposition. Ms. Carmen Nieves, president of the South End NRZ, came forward and stated that while she agreed with Mr. McCluster to an extent, she believed they should follow protocol, and strongly requested that the item be deferred until such time as the applicants could meet with the community to gain more information related to the project. She clarified that she does not oppose the project, only wants to ensure that the process is correctly followed.

On rebuttal, Atty. Rizio stated that they have tight deadlines, and a deferral could adversely impact the building process. He stated that they were amenable to committing to a meeting with the South End NRZ as a condition of approval, and that they had not been aware this was problematic before this morning, at which time they began working to address the issue.

The hearing on 720-750 South Avenue was closed.

**(15-46) 355, 363 & 387 Warren Street- Petition of Myung Jin Inc.- Seeking a special permit and a site plan review to permit the establishment of a restaurant and brew pub with a full-service liquor permit, live music entertainment and a dining patio in a portion of the existing industrial building containing a newspaper distribution service in an OR-G zone.**

Bruce Barrett, principal owner of Myung Jin LLC, came forward and handed in the appropriate mailings. He stated that the application was in the interest of opening a brewpub. Mr. Barrett handed out booklets of the plans to the commissioners and reviewed the following information:

1. Tab One: A copy of the application and abutting addresses.
2. Tab Two: A copy of the lease with the State of CT and its cover letter. The term of the lease is 50 years, and is recorded in the Bridgeport Land Records. The difference between the property owned by Myung Jin and the State is highlighted in Item 9.
3. Tab Three: A copy of the variances granted by the Bridgeport ZBA 6.2.24 and 12-10b, along with the conditions of approval.
4. Tab Four: A list of permitted uses by special permit in the OR-G zone, specifically relating to live entertainment.
5. Tab Five: Special permit standards in the interest of ensuring the application is consistent with the city's master plan, and that it will have no adverse impact on traffic, the community or environment. Mr. Barrett further stated that the development will bring outsiders into downtown Bridgeport for recreation and entertainment, making the city a more vibrant and safe place.
6. Tab Six: An aerial photo of the property.
7. Tab Seven: Photos of comparable brewpubs that serve as inspiration for the impending development.

Sam Gardner, the principal architect, came forward and stated that the site plan was highlighted to depict what was the building and what was paved. He stated that they are leasing a lot from the DOT as parking, and the pink lines define the property lines and incorporation. He stated that the property is a bulb defined by the highway, and that they intend to plant in the area to make it a reasonable site at which to sit outside and eat.

Commissioner Pappas-Phillips asked where the brew kettles would be located, and Mr. Gardner stated that they would be towards the south fronted side of the building, and that they would be open and visible.

Commissioner Filotei asked if there would be a dance club, and Mr. Barrett stated there would not be, and that they only intend to phase in jazz and acoustic performances after a period of establishment. Mr. Gardner indicated the potential entertainment space on the site plan. Mr. Boucher stated that the actual state application has different categories, and that apart from exotic dancing establishments, dance itself is not a category in and of itself.

The Chair asked if they have a full liquor permit, and Mr. Barrett stated that they have a permit for a brew pub, meaning they can sell distilled spirits, but cannot make them.

Commissioner Pappas-Phillips asked if they would be able to sell their beer in six packs to customers, and Mr. Barrett stated that they intend on selling growlers (gallon jugs), which can be ordered in person, over the phone or via app (all with proper age confirmation).

Commissioner Pappas-Phillips inquired about the outside lighting, and Mr. Gardner stated that in addition to the ambient highway light, they will have lighting poles in the parking lots. The photometrics project this to be enough light to move about safely.

Commissioner Filotei asked for clarification on the difference between a cafe and full service restaurant permit. Mr. Boucher stated that as the bar is centrally located in the proposed property, it does not qualify as a cafe.

Commissioner Freddino inquired about engineering concerns. Mr. Barrett stated that the two entrances on the site are present due to the newspaper distributor that shares the space, as it has an 18-wheeler come into the loading dock and back in. He stated that this was explained to engineering, and that they intend to keep that entrance closed during normal operational hours, and that a screening wall will be built to keep the two businesses delineated.

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



Ms. Taylor-Moye expressed her support for the application and stated that it would be a new and exciting development for Bridgeport.

Mr. Banta stated that the development could bring in excess of 100 jobs, and that he sees the brewpub as a catalyst to revive Bridgeport's nightlife.

Ms. Nieves stated that she met with Mr. Barrett, is familiar with similar facilities in New Haven and supports the application.

Mr. Coleman read a letter in favor of the application written by David Kooris. Mr. Coleman stated his support for the application as well, citing the benefits of developing Downtown.

The Chair asked if there was anyone present who wished to oppose the application. Hearing none, he closed the application on 355, 363 & 387 Warren Street.

**(15-47) 515 West Avenue- Petition of Westend Development, LLC- Seeking a special permit and a site plan review to permit the construction of a 48-unit apartment building with ground floor retail businesses in an NCVD zone.**

Liz Torres, Executive Director of the Bridgeport Neighborhood Trust, came forward and handed in the appropriate mailings. She stated the project is a mixed-use development with 2300 square feet of retail space on the corner of West and Fairfield Avenue, with residence above. She stated that the application came before the commission in both 2008 and 2011. She stated that the parking has decreased from 49 to 32 spaces, as well as some spaces to be made available by the nearby Walgreens, who they intend on contacting. Much of the site is currently vacant, and the ground floor will mostly include 2 retail spaces and parking. Floors 2-5 will be comprised of 1, 2, and 3 bedroom apartments, as well as an office space and community room. All units will be handicap accessible, and 80% will be affordable to people earning less than 60% of the AMI.

Commissioner Pappas-Phillips asked about the rent range. Ms. Torres stated that there is no subsidy tied to the buildings, so tenants will pay from \$500 to \$900 for a 1-bedroom, and \$1200-1300 for a 2 or 3 bedroom. She stated that even the market rents are under market.

Commissioner Freddino asked about the number of units. Ms. Torres stated that there are 25 1-bedroom units, 19 2-bedroom units, and 4 3-bedroom units.

Commissioner Correa inquired about units set-aside for the disabled. Ms. Torres stated that none are set aside, but 25 will be set aside for veterans in cooperation with Operation Hope. She further stated that all of the units are handicap adaptable, while 5 will be accessible.

Commissioner Correa inquired about the retail to be in the ground floor spaces, and Ms. Torres stated that they had not started outreach or a market study yet. She stated that as the two spaces are small, they are unlikely to be any large chains, and that she anticipates greater attention from small businesses or cafes. A market study will be done further along in the development process. Commissioner Correa asked how they could know the parking would be sufficient if they did not know the retail draw yet, and Ms. Torres stated that they do not know definitively yet, but do not anticipate a significant parking need. Commissioner Freddino expressed her concern about a potential lack of parking.

Ms. Torres stated that it is a fully funded, \$12 million project, and that it has the support of the City. She stated that they expect to be closing with lenders by the end of the year, and the building should open in March 2017.

Commissioner Correa asked about the rental criteria, and Ms. Torres stated that there will be income restrictions.

David Wagner stated that the parking was decreased to include an adjacent site that would add common green space. He further stated that the handicap accessibility is at 10%, meaning in this case that the only thing required to make the unit handicapped accessible would be to remove the cabinets in the kitchen sink and bathrooms. He stated that the building's exterior was designed with sensitivity to the surrounding structures, with segments of brownstone, thin brick, masonry, and solid PVC vinyl panels.

The Chair asked about the landscaping, and Mr. Wagner stated that it is just under 30%.

William Dare, project engineer, stated that the pharmacy will have access to the site and cars, and that an access easement all through the pharmacy site for vehicular access will be in place. He stated that the entrance to the parking garage will be from West Avenue, and that the main lobby is centered and flush with the sidewalk. Topography rises up from Fairfield to Washington, which is why parking must be a little offset. There will be a raised terrace down to the landscape area.

Commissioner Correa asked about on-street parking, and Ms. Torres stated people may park on West.

Commissioner Freddino stated that the ingress and egress must be addressed, and that they need a copy of the easement for the office.

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

Ms. Nieves stated that she offered her support as a private citizen, and believed the development to be a good opportunity for community engagement, and applauded the consideration for veteran housing.

Mr. Coleman expressed his support of the application, and stated that it was in keeping with broader plans for the area.

The Chair asked if there was anyone present who wished to oppose the application. Hearing none, he closed the hearing on 515 West Avenue.

**(15-44) 210 Boston Avenue- Petition of American Steakhouse- Seeking a special permit and a site plan review to permit the installation of an on-premises identification roof sign at the existing restaurant facility in an OR-G zone.**

The Chair recalled the item. Lorraine Tartaglia came forward, but did not have the appropriate mailings. Ms. Tartaglia asked for a continuance to August 31st.

### **DECISION SESSION**

**C-1 (15-39) 412 HOUSATONIC AVENUE- PETITION OF THE SOUTHERN CONNECTICUT GAS COMPANY- SEEKING A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 600 SQUARE FOOT NATURAL GAS METERING AND RECYCLING FACILITY IN A PORTION OF THE EXISTING SAND AND GRAVEL PROPERTY IN AN MU-LI ZONE AND COASTAL AREA.**

**\*\* COMMISSIONER RODRIGUEZ MOVED TO ACCEPT ITEM C-1 (15-39) 412 HOUSATONIC AVENUE- PETITION OF THE SOUTHERN CONNECTICUT GAS COMPANY- SEEKING A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 600 SQUARE FOOT NATURAL GAS METERING AND RECYCLING FACILITY IN A PORTION OF THE EXISTING SAND AND GRAVEL PROPERTY IN AN MU-LI ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITIONS:**

1. **THE PROPERTY IS TO BE DEVELOPED ACCORDING TO THE REVISED SITE PLAN AS SUBMITTED 7/27/2015.**
2. **THE SOUTHERN CONNECTICUT GAS COMPANY SHALL ENTER INTO DISCUSSIONS WITH THE OFFICE OF PLANNING & ECONOMIC DEVELOPMENT ON THE DEVELOPMENT OF A WATERFRONT PARK AND THE POSSIBILITY OF PEDESTRIAN ACCESS FROM HOUSATONIC AVENUE WITHIN A 6 MONTH TIME FRAME.**

**FOR THE FOLLOWING REASONS:**

1. **THE BUILDING HAS BEEN RELOCATED TO THE SOUTHWESTERN PORTION OF THE PROPERTY AS RECOMMENDED BY THE PLANNING DEPARTMENT.**
2. **THERE IS NO ADVERSE IMPACT ON THE COASTAL AREA.**
3. **THE USE PROVIDES ADDITIONAL ENERGY DURING THE WINTER MONTHS.**

**\*\* COMMISSIONER CORREA SECONDED THE MOTION.**

**\*\* MOTION PASSED UNANIMOUSLY.**

***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 AUGUST 3, 2016.***

**(15-40) 595 MADISON AVENUE- PETITION OF THE CITY OF BRIDGEPORT OFFICE OF PLANNING & ECONOMIC DEVELOPMENT (OPED)- REQUESTING UNDER SEC. 8-24 OF THE CONNECTICUT GENERAL STATUTE, A FAVORABLE RECOMMENDATION FOR THE PROPOSED LEASE OF PROPERTY AT 555-595 MADISON AVENUE (FORMERLY KNOWN AS THE NORTH END BOYS & GIRLS CLUB) IN AN R-B ZONE.**

**\*\* COMMISSIONER MORTON MOVED TO FAVORABLY RECOMMEND ITEM (15-40) 595 MADISON AVENUE- PETITION OF THE CITY OF BRIDGEPORT OFFICE OF PLANNING & ECONOMIC DEVELOPMENT (OPED)- REQUESTING UNDER SEC. 8-24 OF THE CONNECTICUT GENERAL STATUTE, A FAVORABLE RECOMMENDATION FOR THE PROPOSED LEASE OF PROPERTY AT 555-595 MADISON AVENUE (FORMERLY KNOWN AS THE NORTH END BOYS & GIRLS**

**CLUB) IN AN R-B ZONE TO THE CITY COMMON COUNCIL FOR THE FOLLOWING REASONS:**

- 1. THE PROPOSED USE IS COMPATIBLE WITH MASTER PLAN OF CONSERVATION & DEVELOPMENT.**
- 2. THE USE IS COMPATIBLE WITH THE NEIGHBORHOOD.**
- 3. THE USE PROVIDES NEEDED ACTIVITIES FOR BRIDGEPORT'S RESIDENTIAL YOUTH.**
- 4. THERE IS NO ADVERSE IMPACT.**

**\*\* COMMISSIONER PAPPAS-PHILLIPS SECONDED THE MOTION.**

**\*\* MOTION PASSED UNANIMOUSLY.**

**(15-42) 138 CLIFFORD STREET- PETITION OF THE CITY OF BRIDGEPORT OFFICE OF PLANNING & ECONOMIC DEVELOPMENT (OPED)- REQUESTING UNDER SEC. 8-24 OF THE CONNECTICUT GENERAL STATUTE, A FAVORABLE RECOMMENDATION FOR THE PROPOSED SALE OF PROPERTY KNOWN AS 138 CLIFFORD STREET IN AN R-B ZONE.**

**\*\* COMMISSIONER PAPPAS-PHILLIPS MOVED TO FAVORABLY RECOMMEND ITEM (15-42) 138 CLIFFORD STREET- PETITION OF THE CITY OF BRIDGEPORT OFFICE OF PLANNING & ECONOMIC DEVELOPMENT (OPED)- REQUESTING UNDER SEC. 8-24 OF THE CONNECTICUT GENERAL STATUTE, A FAVORABLE RECOMMENDATION FOR THE PROPOSED SALE OF PROPERTY KNOWN AS 138 CLIFFORD STREET IN AN R-B ZONE TO THE CITY COMMON COUNCIL.**

**\*\* COMMISSIONER CORREA SECONDED THE MOTION.**

**\*\* MOTION PASSED UNANIMOUSLY.**

**(15-43) RE: 567 SEAVIEW AVENUE- SEEKING A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A FERRY TERMINAL AND DOCK, RETAIL/OFFICE BUILDING, AND A MARINE REPAIR FACILITY IN AN MU-LI ZONE AND COASTAL AREA.**

***DEFERRED TO MONDAY, AUGUST 31, 2015.***

**(15-44) 210 BOSTON AVENUE- PETITION OF AMERICAN STEAKHOUSE- SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE INSTALLATION OF AN ON-PREMISES IDENTIFICATION ROOF SIGN AT THE EXISTING RESTAURANT FACILITY IN AN OR-G ZONE.**

**\*\* COMMISSIONER RODRIGUEZ MOVED TO CONTINUE ITEM (15-44) 210 BOSTON AVENUE- PETITION OF AMERICAN STEAKHOUSE- SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE INSTALLATION OF AN ON-PREMISES IDENTIFICATION ROOF SIGN AT THE EXISTING RESTAURANT FACILITY IN AN OR-G ZONE TO AUGUST 31ST.**

**\*\* COMMISSIONER MORTON SECONDED THE MOTION.**

**\*\* MOTION PASSED UNANIMOUSLY.**

**(15-45) 750 & 800 SOUTH AVENUE- PETITION OF FUTURE HEALTH CARE SYSTEMS CT, INC.- SEEKING A SPECIAL PERMIT, A SITE PLAN REVIEW, AND A COASTAL SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A 22,400 SQUARE FOOT MEDICAL WASTE PROCESSING OPERATION IN THE EXISTING INDUSTRIAL BUILDING IN AN I-L ZONE AND COASTAL AREA.**

**\*\* COMMISSIONER MORTON MOVED TO ACCEPT ITEM (15-45) 750 & 800 SOUTH AVENUE- PETITION OF FUTURE HEALTH CARE SYSTEMS CT, INC.- SEEKING A SPECIAL PERMIT, A SITE PLAN REVIEW, AND A COASTAL SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A 22,400 SQUARE FOOT MEDICAL WASTE PROCESSING OPERATION IN THE EXISTING INDUSTRIAL BUILDING IN AN I-L ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITIONS:**

- 1. THE PROJECT IS TO BE IN COMPLIANCE WITH THE ENGINEERING DEPARTMENT'S REPORT AND THE WPCA RECOMMENDATIONS.**
- 2. THE PROPERTY IS TO BE IMPROVED WITH LANDSCAPING AND SITE IMPROVEMENTS AS REPRESENTED ON THE ORIGINALLY SUBMITTED SITE PLAN.**
- 3. THE MAXIMUM NUMBER OF ROUND TRIP AVERAGE DAILY TRUCK TRIPS IS 10.**
- 4. ALL STORAGE AND RECYCLING ACTIVITY WILL TAKE PLACE WITHIN THE EXISTING BUILDING.**

**FOR THE FOLLOWING REASONS:**

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- 1. THE PROPOSED USE IS COMPATIBLE WITH THE MASTER PLAN OF CONSERVATION & DEVELOPMENT.**
- 2. THE USE IS ENVIRONMENTALLY FRIENDLY AND IN KEEPING WITH THE CITY OF BRIDGEPORT'S ECO PARK DEVELOPMENT.**
- 3. THERE IS NO ADVERSE IMPACT ON THE COASTAL AREA.**

**\*\* COMMISSIONER CORREA SECONDED THE MOTION.**

**\*\* MOTION PASSED UNANIMOUSLY.**

***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 AUGUST 3, 2016.***

**(15-46) 355, 363 & 387 WARREN STREET- PETITION OF MYUNG JIN INC.- SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A RESTAURANT AND BREW PUB WITH A FULL-SERVICE LIQUOR PERMIT, LIVE MUSIC ENTERTAINMENT AND A DINING PATIO IN A PORTION OF THE EXISTING INDUSTRIAL BUILDING CONTAINING A NEWSPAPER DISTRIBUTION SERVICE IN AN OR-G ZONE.**

**\*\* COMMISSIONER RODRIGUEZ MOVED TO ACCEPT (15-46) 355, 363 & 387 WARREN STREET- PETITION OF MYUNG JIN INC.- SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A RESTAURANT AND BREW PUB WITH A FULL-SERVICE LIQUOR PERMIT, LIVE MUSIC ENTERTAINMENT AND A DINING PATIO IN A PORTION OF THE EXISTING INDUSTRIAL BUILDING CONTAINING A NEWSPAPER DISTRIBUTION SERVICE IN AN OR-G ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE DEVELOPMENT IS TO BE IN COMPLIANCE WITH THE ENGINEERING, FIRE MARSHALL AND WPCA RECOMMENDATIONS.**
- 2. THE SITE LIGHTING SCHEME SHOULD BE ADEQUATE FOR PATRON SAFETY.**
- 3. THE PERIMETER AND SITE LANDSCAPING IS TO BE COMPATIBLE WITH THE PROPOSED 'INDUSTRIAL STEAM' BREW PUB THEME.**

**FOR THE FOLLOWING REASONS:**

- 1. THE PROJECT IS COMPATIBLE WITH THE MASTER PLAN OF CONSERVATION & DEVELOPMENT.**
- 2. THE PROJECT IS A GOOD REUSE OF AN EXISTING INDUSTRIAL BUILDING.**
- 3. THERE IS NO ADVERSE IMPACT.**

**\*\* COMMISSIONER FILOTEI SECONDED THE MOTION.**

**\*\* MOTION PASSED UNANIMOUSLY.**

***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 AUGUST 3, 2016.***

**(15-47) 515 WEST AVENUE- PETITION OF WESTEND DEVELOPMENT, LLC- SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 48-UNIT APARTMENT BUILDING WITH GROUND FLOOR RETAIL BUSINESSES IN AN NCVD ZONE.**

**\*\* COMMISSIONER MORTON MOVED TO ACCEPT ITEM (15-47) 515 WEST AVENUE- PETITION OF WESTEND DEVELOPMENT, LLC- SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 48-UNIT APARTMENT BUILDING WITH GROUND FLOOR RETAIL BUSINESSES IN AN NCVD ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE APPLICANT IS TO PROVIDE COPIES OF PROPERTY EASEMENTS TO THE ZONING & ENGINEERING DEPARTMENTS.**
- 2. THE PROJECT SHALL COMPLY WITH THE ENGINEERING & WPCA REQUIREMENTS.**
- 3. THE SITE AND BUILDING SHALL BE DEVELOPED ACCORDING TO PLANS SUBMITTED.**
- 4. THE PERMITTED USE OF THE COMMERCIAL SPACE SHALL BE IN COMPLIANCE WITH THE NCVD ZONE.**

**FOR THE FOLLOWING REASONS:**

- 1. THE PROJECT IS COMPATIBLE WITH THE MASTER PLAN OF CONSERVATION & DEVELOPMENT.**
- 2. THE PROJECT PROVIDES AFFORDABLE HOUSING.**



**3. THE PROJECT SETS ASIDE 25% OF THE APARTMENTS FOR VETERANS OF THE ARMED SERVICES.**

**\*\* COMMISSIONER RODRIGUEZ SECONDED THE MOTION.**

**\*\* MOTION PASSED UNANIMOUSLY.**

***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 AUGUST 3, 2016.***

**CONSENT AGENDA**

**(CA-1) 141 ANCHORAGE DRIVE- PETITION OF LANDTECH- SEEKING AN EXTENSION OF TIME FOR AN APPROVED COASTAL SITE PLAN REVIEW TO EXPIRE JULY 21, 2015.**

**\*\* COMMISSIONER FREDDINO MOVED TO ACCEPT ITEM (CA-1) 141 ANCHORAGE DRIVE- PETITION OF LANDTECH- SEEKING AN EXTENSION OF TIME FOR AN APPROVED COASTAL SITE PLAN REVIEW TO EXPIRE JULY 21, 2015.**

**\*\* COMMISSIONER MORTON SECONDED THE MOTION.**

**\*\* MOTION PASSED UNANIMOUSLY.**

***THE NEW EXPIRATION DATE OF THE SPECIAL PERMIT HAS BEEN ESTABLISHED AS AUGUST 3, 2016.***

**(CA-2) 2622 FAIRFIELD AVENUE- PETITION OF EUGENE'S GREEN GARAGE- SEEKING UNDER SEC. 14-54 OF THE CT GENERAL STATUTES AN AMENDED CERTIFICATE OF APPROVAL OF LOCATION FOR A DMV GENERAL REPAIRER'S LICENSE AND A USED CAR DEALERSHIP UNDER NEW OWNERSHIP AND CONTINUE THE DISPLAY, SALE, AND REPAIR OF USED MOTOR VEHICLES IN AN OR ZONE.**

**\*\* COMMISSIONER FILOTEI MOVED TO DENY ITEM (CA-2) 2622 FAIRFIELD AVENUE- PETITION OF EUGENE'S GREEN GARAGE- SEEKING UNDER SEC. 14-54 OF THE CT GENERAL STATUTES AN AMENDED CERTIFICATE OF APPROVAL OF LOCATION FOR A DMV GENERAL REPAIRER'S LICENSE AND A**

**USED CAR DEALERSHIP UNDER NEW OWNERSHIP AND CONTINUE THE DISPLAY, SALE, AND REPAIR OF USED MOTOR VEHICLES IN AN OR ZONE FOR THE FOLLOWING REASON:**

- 1. THE PLANNING & ZONING COMMISSION REQUEST THAT THE APPLICANT SUBMIT A FULL APPLICATION FOR A PUBLIC HEARING AT THEIR EARLIEST CONVENIENCE.**

**\*\* COMMISSIONER PAPPAS-PHILLIPS SECONDED THE MOTION.  
\*\* MOTION PASSED UNANIMOUSLY.**

**APPROVAL OF MINUTES**

**\*\* COMMISSIONER FILOTEI MOVED TO ACCEPT THE MEETING MINUTES OF THE JUNE REGULAR MEETING.  
\*\* COMMISSIONER FIDELI SECONDED THE MOTION.  
\*\* MOTION PASSED UNANIMOUSLY.**

**ADJOURNMENT**

**\*\* COMMISSIONER FIDELI MOVED TO ADJOURN.  
\*\* COMMISSIONER MORTON SECONDED THE MOTION.  
\*\* MOTION PASSED UNANIMOUSLY.**

The meeting closed at 9:55 PM.

Respectfully submitted,

Catherine Ramos  
Telesco Secretarial Services