

**CITY OF BRIDGEPORT
PLANNING & ZONING COMMISSION
REGULAR MEETING
AUGUST 31, 2015**

ATTENDANCE: Tom Fideli; Carlos Moreno; Mel Riley; Robert Morton; Edgar Rodriguez; Rosa Correa; Reggie Walker; Bob Filotei

STAFF: Dennis Buckley; Atty. Ed Schmidt; Diego Guevara

CALL TO ORDER

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

CITY BUSINESS

The Chair announced no City Business would be heard.

CONTINUED BUSINESS

C-1 (15-44) 210 Boston Ave. – 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.

Mr. Buckley provided a reminder that no roof sign shall exceed a maximum height of 3 feet above the building, including the measure of equipment necessary to assemble and safely secure said sign. Furthermore, its width shall not exceed the width of the building.

The representative for American Steakhouse came forward and handed in photos of the posted signs.

Commissioner Filotei inquired about the square footage of the sign, and the representative stated that the sign is 22 square feet wide, 3 feet below their maximum.

The Chair asked if the sign was already present, and the representative stated that the canopy mentioned is already there. The Chair asked if it was technically a roof or wall sign, and Mr.

Buckley stated that the property has a mansard roof, and thus it is technically a roof sign. The representative stated that for all intents and purposes, it appears to be a wall sign, but it is a roof sign given the previous technicality.

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, the hearing on 210 Boston Avenue was closed.

DEFERRED BUSINESS

D-1 (15-43) 567 Seaview Ave. – Petition of the Bridgeport & Port Jefferson Steamboat Co., Inc. – 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.

Atty. Raymond Rizio came forward. He stated that the application centers around the construction of a state of the art ferry terminal to replace the current ferry terminal in Bridgeport. He stated that the property is in excess of 8 acres, and is in a MU-LI zone, and that the proposed use is permitted, meriting no special approvals.

Atty. Rizio stated that the project access in the form of walkways and both water taxi and automotive taxi shuttle. He stated that there will be a 3 story terminal building, bridges to get into boats separate to parking lots, and that the separation from the parking garage will increase safety for passengers. He stated that the 2 driveway entrances will be clearly marked, with highly visible signage. He stated that there will be both a drop off lane and an on-site parking lot for use for both day and overnight parking. He stated that there will be a shuttle service for people downtown to have access to the train and bus station. Atty. Rizio stated that there will be an office building, where a call-in center will be established for the Bridgeport Steamboat company. He stated that they plan on bringing call-in employees and administrators to the new building. He stated that a maintenance building for on-site repair for boats and machinery will also be established. He stated that, in compliance with the advice of Mr. Guevara, there will be appropriate landscaping. He stated that there will be staging for over 200 cars, while the maximum capacity boat holds between 120 and 130 cars, meaning congestion due to queueing will be negligible. He stated that the site will have direct access to Exit 29 for I-95, as well as 91 and the Merritt Parkway. Atty. Rizio stated that they had received a great deal of public input, and held multiple meetings with the local NRZ. He further stated that the ferry will stimulate public growth, and that the development is unanimously supported by the Harbor commission as of May 6, 2015.

Atty. Rizio showed the commissioners the architect's rendering, intended to soften the heavy industrial look of the current area. He showed the site plans, which display a concession and eating area, departure area, lobby, restrooms, food service, and a window to the sound. He stated that there is an open floor plan to both the terminal and the office building. Furthermore, he showed sections for employee parking, pass parking, and overflow parking.

The Chair asked how many people would be employed in the building, and Atty. Rizio stated there would be 40-60 employees in the office building, but with more job creation in other areas on-site.

A letter from Mr. John Gaucher of Coastal was read, in which he stated that the plan is consistent with the CCN policies, and that the private property is in fact contaminated, which necessitates capping. All parties are amenable to this.

Commissioner Rodriguez asked if there was a potential issue with tractor trailers avoiding weigh stations by using the ferry. Fred Hall, VP of General Management, came forward and stated they do not envision this happening, nor do they endorse any illegal behavior. Commissioner Filotei inquired about the scheduling of the shuttle, and Atty. Rizio stated that they intended to time it with the arrival and departure of the ferries.

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

Council Member Nida Martinez came forward and expressed her full support of the application, as well as her excitement about the potential traffic benefits.

Keith Williams, President of the East End NRZ, came forward and expressed his support, stating that it would energize the East End and be a good stepping stone towards revitalizing the area.

Charles Kobeilo, a member of the NRZ, came forward and expressed his support for the application, particularly its potential to create more job opportunities in the city.

David Kooris of OPED came forward and stated that the ferry plan has three aspects important to the current administration, driving their support of the application. They are as follows:

1. It focuses on business retention and development in the municipality.
2. The increase of connectivity with the addition of more shuttles will maintain and grow the amount of human traffic in the area.
3. The proposed plan in this location has the power to drive economic development rather than constrain it with inabilities to obtain state traffic permits.

The Chair asked if anyone wished to speak in opposition. No one came forward.

Commissioner Rodriguez asked for clarification of the term ‘functioning room’ as it refers to the third floor of the terminal. Atty. Rizio stated that it is a 1,000 square foot space meant to serve as a location for business functions or the like.

Commissioner Walker asked if it would be possible for the Harbor Commission to use a part of the building as office space. Mr. Hall stated that he was receptive to the idea.

The hearing on 567 Seaview Avenue closed.

NEW BUSINESS

(15-54) 365 Cherry St. – Petition of 365 Cherry, LLC – Seeking a special permit, a site plan review and a coastal site plan review to permit the redevelopment of industrial buildings into a storage unit building in an I-L zone and coastal area.

Patrick Keefe came forward and turned in the appropriate mailings. He stated that he intends to convert the current building into a storage facility.

The Chair asked if it was only available to Uhaul customers, and Mr. Keefe stated that it would be open to the general public. The Chair inquired about the number of units, and Mr. Keefe stated there would be around 1,000, and that the full building would be similar to the Uhaul Self-Storage facility in Black Rock.

A letter from Mr. Gaucher of Coastal was read, and he stated that he had no comments.

Commissioner Walker inquired about fire safety, and Mr. Keefe stated that it is company policy to have fire code standard automatic sprinklers.

Mr. Keefe asked if they would need to redo the gutters since they don’t plan on modifying the building structure. Commissioner Morton stated that it was necessary, and Mr. Keefe stated that he would make the change.

The Chair asked if there was anyone who wished to speak in favor of the application. No one came forward. He asked if there was anyone who wished to speak in opposition. Hearing none, he closed the hearing on 365 Cherry Street.

(15-55) 640 Crescent Ave. – Petition of Seaview Equipment Sale & Rental, LLC – Seeking a site plan review and a coastal site plan review to permit the establishment of a sale and repair facility specializing in industrial equipment in the existing industrial building in an I-L zone and coastal area.

Paul Diem came forward and stated that the application was for a change of use. He stated that the property is formerly an old gas station, and that they are looking to add a wholesale trade which would expand their business. He further stated that one of the abutting properties is a construction storage yard. Mr. Diem stated that the change would have no coastal impact, and that the borders of the property are 100 feet away from the water. He stated that the site would have equipment such as small excavators, cement mixers, and the like. He stated that the new use would allow for rental and sale of this equipment, as well as service, though the primary goal would be to sell the equipment.

The sanitary system of the property was discussed, and it was determined that while storm drains and sanitary would be subject to approval, there was no plan to change the structure of the building itself, and at most there would need to be added drywall. Commissioner Morton stated that the sidewalks may also need to be replaced, and Mr. Diem stated that his client would be amenable to this.

A letter from Mr. Gaucher was read, in which he stated he had no comments for consideration.

Commissioner Rodriguez asked about the property's ownership history, and Mr. Diem stated that the current owners bought the property three years ago.

The Chair asked if there was anyone who wished to speak in favor of the application. No one came forward. He asked if there was anyone who wished to speak in opposition. Hearing none, he closed the hearing on 640 Crescent Avenue.

(15-56) 399 Boston Ave. – Petition of Express Kitchens – Seeking a site plan review and a special permit to allow the installation of an on-premises ID roof sign on the existing commercial building in an OR zone.

Matt Laurantino came forward and stated that the roof on which the signage sits is in fact an awning, as a roof will not fit alongside the building. The Chair stated that this was another case in which a roof sign in fact presents as a wall sign.

The Chair asked if there was anyone who wished to speak in favor of the application. No one came forward. He asked if there was anyone who wished to speak in opposition. Hearing none, he closed the hearing on 399 Boston Avenue.

(15-57) 2622 Fairfield Ave. – Petition of Eugene’s Green Garage – Seeking to establish a used car dealership and the issuance of a motor vehicle used car license in the existing automotive repair facility in an OR zone.

Atty. Peter Androsi came forward to represent Eugene Tomachinski. He stated that while his client is not the owner of the property, he has signed a long term lease. Atty. Androsi stated that the former occupant did not maintain the location well, and Mr. Tomachinski has been rehabilitating it. He stated that Mr. Tomachinski is a Black Rock resident of 12 years, and served as an automotive technician at Audi before deciding to open his own green garage. Atty. Androsi stated that there was a petition from area residents enclosed, expressing their support of the application.

The Chair asked if the location was formerly a car dealership, and Atty. Androsi answered in the affirmative.

Commissioner Filotei inquired about the difference between a green garage and a regular garage. Mr. Tomachinski came forward and stated that the main goal is to keep older cars running, as producing new automobiles produces an enormous amount of waste. He stated that he repairs older cars with better parts, and keep things working properly in order to reduce the environmental impact. Mr. Tomachinski stated that there is a huge emphasis on recycling, everything from paper to rubber hoses and metal parts. He stated that he goes to the scrap yard and distributes and separates metals in the appropriate receptacles. Mr. Tomachinski stated that there will be solar panels on the roof, and that the selling component will emphasize strictly electric, non-hybrid cars.

Commissioner Walker asked if there would be towing services, and Mr. Tomachinski answered in the negative. Commissioner Walker asked if oil changes were possible, and Mr. Tomachinski stated they were, as they were a full-service facility.

Mr. Tomachinski stated that he has painted the curb stops a brighter color, so people can see them more clearly. He stated that he has put roughly 1,000 man hours into the building, including pouring epoxy so no harmful materials would penetrate soil. He stated that he intends to keep the exterior pleasing for the community, loves the area deeply and that it is his home, where he intends to raise his daughter.

The Chair asked if anyone wished to speak in favor of the application.

Council Member Enrique Torres came forward and stated that he met Mr. Tomachinski in his store, and that his enthusiasm for the area, as well as the added value of a green business, had earned both his admiration for Mr. Tomachinski, as well as his support.

Stuart Sachs, Black Rock resident, came forward and expressed his strong support for the application, particularly because of Mr. Tomachinski's passion for the area and growing local business.

Jerry Mannings, President of the Black Rock NRZ, came forward and stated that he supported the application, but also hoped the existing approvals regarding street caps would be adhered to.

Glenn Clark came forward and stated that he has known Mr. Tomachinski for over 20 years, and that he is the only one he trusts to fix his car. He stated that Mr. Tomachinski is very professional, an upstanding citizen and he stands as an example to younger people in the area.

Dorothy Hammel came forward and stated that Mr. Tomachinski is her mechanic of several years, and that he services her Volkswagen TI diesel. She stated that he is considerate, informed, possesses wonderful people skills and fantastic mechanical skills.

The Chair asked if there was anyone who wished to speak in opposition. No one came forward. The Chair closed the hearing on 2622 Fairfield Avenue.

APPROVAL OF MINUTES

**** COMMISSIONER FILOTEI MOVED TO APPROVE THE MEETING MINUTES OF JULY 27, 2015.**

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

**** MOTION PASSED UNANIMOUSLY.**

DECISION SESSION

(15-48) TEXT AMENDMENT – PETITION OF THE CITY OF BRIDGEPORT PLANNING & ZONING COMMISSION – SEEKING TO ESTABLISH A COMMERCIAL VILLAGE OVERLAY DISTRICT (CVOD) ALONG THE FAIRFIELD AVENUE FRONTAGE FROM MARTIN TERRACE TO THE FAIRFIELD TOWN LINE

FOR NEW DEVELOPMENT AND EXISTING SITES EXPANDING THE FLOOR AREA BY MORE THAN 50%.

***ITEM 15-48 WAS NOT HEARD.**

(15-49) ZONE/MAP CHANGE – PETITION OF THE CITY OF BRIDGEPORT PLANNING & ZONING COMMISSION – SEEKING MAP AND ZONE CHANGES FROM R-B, R-BB, R-C, I-L, OR, OR-R FOR EIGHT (8) SPECIFIC AREAS IN THE BLACK ROCK SECTION TO AN R-CC ZONE SO HIGH DENSITY PROJECTS IN PROXIMITY TO TRANSIT HUBS CAN BE DEVELOPED.

***ITEM 15-49 WAS NOT HEARD.**

(15-50) ZONE/MAP CHANGE – PETITION OF THE CITY OF BRIDGEPORT PLANNING & ZONING COMMISSION – SEEKING A MAP AND ZONE CHANGE FROM I-L TO R-CC TO PERMIT MIX USE AND HIGH DENSITY DEVELOPMENT NEAR THE TRANSIT HUB ALONG CANFIELD AVE – FROM BENNETT ST. TO KING ST.

***ITEM 15-50 WAS NOT HEARD.**

(15-51) ZONE/MAP CHANGE – PETITION OF THE CITY OF BRIDGEPORT PLANNING & ZONING COMMISSION – SEEKING A MAP AND ZONE CHANGES FROM R-C AND OR-R TO R-CC TO PERMIT HIGH DENSITY DEVELOPMENT IN TRANSIT CORRIDORS ALONG ELLSWORTH ST – SOUTH OF CANFIELD AVE, ORLAND ST. PROPERTIES ABUTTING WHITTIER ST., ORLAND ST., BRYANT ST., WAKEMAN ST. AND BELMONT AVE.

***ITEM 15-51 WAS NOT HEARD.**

(15-52) ZONE/MAP CHANGE – PETITION OF THE CITY OF BRIDGEPORT PLANNING & ZONING COMMISSION – SEEKING A MAP AND ZONE CHANGE FROM I-L TO R-B TO ENCOURAGE THE CONSTRUCTION OF ONE AND TWO FAMILY DWELLINGS ALONG BENNETT ST. – EAST OF FOX ST. AND WEST ADJACENT TO BENNETT ST, CANFIELD AVE., ADJACENT TO AND NORTH OF CANFIELD AVE. – FROM DAVIDSON ST. TO FOX ST. TO THE EAST, INCLUDING

PARCELS TO THE SOUTH OF CANFIELD AVE. AND ADJACENT TO AND EAST OF FOX ST.

***ITEM 15-52 WAS NOT HEARD.**

(15-53) ZONE/MAP CHANGE – PETITION OF THE CITY OF BRIDGEPORT PLANNING & ZONING COMMISSION – SEEKING A MAP AND ZONE CHANGE FROM R-C TO R-BB TO ENCOURAGE THE DEVELOPMENT OF ONE, TWO AND THREE FAMILY DWELLINGS ALONG; HEMLOCK ST. – SOUTH OF THE FAIRFIELD TOWN LINE ABUTTING HEMLOCK ST. AND CANFIELD AVE.; HANSEN AVE. – PROPERTY PARCELS ABUTTING DAVIS AVE., HANSEN AVE., AND CANFIELD AVE. – BETWEEN SCOFFIELD AVE. AND ELLSWORTH ST.

***ITEM 15-53 WAS NOT HEARD.**

C-1 (15-44) 210 BOSTON AVE. – 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 FIDELI MOVED TO GRANT ITEM C-1 (15-44) 210 BOSTON AVE. – 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 WITH THE FOLLOWING CONDITIONS:**

- 1. THE APPLICANT SHALL FILE PLANS AND APPLICATION FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT. 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 SEPTEMBER 7, 2016.**

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

**** MOTION PASSED UNANIMOUSLY.**

D-1 (15-43) 567 SEAVIEW AVE. – PETITION OF THE BRIDGEPORT & PORT JEFFERSON STEAMBOAT CO., INC. – 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.

**** COMMISSIONER CORREA MOVED TO GRANT ITEM D-1 (15-43) 567 SEAVIEW AVE. – PETITION OF THE BRIDGEPORT & PORT JEFFERSON STEAMBOAT CO., INC. – 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 WITH THE FOLLOWING CONDITIONS:**

- 1. THE IMPLEMENTATION SCHEDULE FOR THE DEVELOPMENT OF THE SUBJECT PREMISES SHALL BE SUBMITTED TO THE ZONING DEPARTMENT TO BE HELD ON FILE.**
- 2. THE SITE DEVELOPMENT, ESPECIALLY THE LANDSCAPING SHALL BE IN STRICT ACCORD WITH THE PLAN SUBMITTED TO AND APPROVED BY THE COMMISSION.**
- 3. THE APPLICANT IS TO INCORPORATE ALL OF THE CITY ENGINEER’S RECOMMENDATIONS IN HIS LETTER OF 08/31/15.**

FOR THE FOLLOWING REASONS:

- 1. THE FERRY PASSENGER TERMINAL IS CLEARLY A WATER DEPENDENT USE.**
- 2. THE PROJECT AS APPROVED IS CONSISTENT WITH THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT AND COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5.**
- THE EXPIRATION DATE OF THE COASTAL SITE PLAN REVIEW, AS REQUIRED UNDER SEC. 14-3-4 ZONING REGULATIONS OF THE CITY OF BRIDGEPORT, CT HAS BEEN ESTABLISHED AS SEPTEMBER 7, 2016.**

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

**** MOTION PASSED UNANIMOUSLY.**

(15-54) 365 CHERRY ST. – PETITION OF 365 CHERRY, LLC – SEEKING A SPECIAL PERMIT, A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO PERMIT THE REDEVELOPMENT OF INDUSTRIAL BUILDINGS INTO A STORAGE UNIT BUILDING IN AN I-L ZONE AND COASTAL AREA.

**** COMMISSIONER MORTON MOVED TO GRANT ITEM 15-54- 365 CHERRY ST. – PETITION OF 365 CHERRY, LLC – SEEKING A SPECIAL PERMIT, A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO PERMIT THE**

City of Bridgeport

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Planning & Zoning Commission

Regular Meeting

August 31, 2015

REDEVELOPMENT OF INDUSTRIAL BUILDINGS INTO A STORAGE UNIT BUILDING IN AN I-L ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITIONS:

- 1. THE APPLICANT SHALL FILE PLANS AND APPLICATIONS OF THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.**
- 2. ALL RENOVATIONS AND CONSTRUCTION SHALL COMPLY WITH THE BASIC BUILDING CODE OF THE STATE OF CT.**
- 3. THE APPLICANT SHALL COMPLY WITH ALL OF THE RECOMMENDATIONS OF THE CITY ENGINEER IN HIS LETTER DATED 8/20/2015.**

FOR THE FOLLOWING REASONS:

- 1. THE REDEVELOPMENT OF THE SUBJECT PREMISES IS CONSISTENT WITH THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT.**
- 2. THE PROJECT AS APPROVED COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5.**
- 3. THERE WILL BE NO ADVERSE OR NEGATIVE IMPACT ON THE COASTAL AREA.**
- THE EXPIRATION DATE OF THE SPECIAL PERMIT APPROVAL, AS REQUIRED UNDER SEC. 14-4-5 AND 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 HAVE BEEN ESTABLISHED AS SEPTEMBER 7, 2016.**

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

**** MOTION PASSED UNANIMOUSLY.**

(15-55) 640 CRESCENT AVE. – PETITION OF SEAVIEW EQUIPMENT SALE & RENTAL, LLC – SEEKING A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A SALE AND REPAIR FACILITY SPECIALIZING IN INDUSTRIAL EQUIPMENT IN THE EXISTING INDUSTRIAL BUILDING IN AN I-L ZONE AND COASTAL AREA.

**** COMMISSIONER MORENO MOVED TO GRANT AGENDA ITEM 15-55- 640 CRESCENT AVE. – PETITION OF SEAVIEW EQUIPMENT SALE & RENTAL, LLC – SEEKING A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A SALE AND REPAIR FACILITY**

SPECIALIZING IN INDUSTRIAL EQUIPMENT IN THE EXISTING INDUSTRIAL BUILDING IN AN I-L ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITIONS:

- 1. THE APPLICANT SHALL FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE.**
- 2. THE DEVELOPMENT OF THE SUBJECT PARCEL SHALL BE IN STRICT ACCORD WITH THE PLANS SUBMITTED TO AND APPROVED BY THE COMMISSION.**
- 3. THE APPLICANT SHALL INCORPORATE ALL OF THE RECOMMENDATIONS OF THE CITY ENGINEER IN HIS LETTER DATED 08/19/15, AS WELL AS THE WPCA MANAGER IN HIS COMMENTS ON 07/17/15 INTO THE REDEVELOPMENT SITE.**
- 4. CONCRETE SIDEWALKS SHALL BE INSTALLED ALONG THE CRESCENT AVENUE FRONTAGE, AS WELL AS A 5' LANDSCAPING BUFFER STRIP CONSISTING OF GRASS AND LOW LYING SHRUBS.**

FOR THE FOLLOWING REASONS:

- 1. THE CHANGES IN USE WILL HAVE NO UNACCEPTABLE OR ADVERSE IMPACT ON THE COASTAL AREA.**
- 2. THE REDEVELOPMENT OF THE SUBJECT PARCEL WILL MAKE POSITIVE IMPROVEMENTS TO THE IMMEDIATE AREA.**
 - THE EXPIRATION OF THE COASTAL SITE PLAN REVIEW, AS REQUIRED UNDER SEC. 14-3-4 ZONING REGULATIONS OF THE CITY OF BRIDGEPORT, CT HAS BEEN ESTABLISHED AS SEPTEMBER 7, 2016.**

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

(15-56) 399 BOSTON AVE. – PETITION OF EXPRESS KITCHENS – SEEKING A SITE PLAN REVIEW AND A SPECIAL PERMIT TO ALLOW THE INSTALLATION OF AN ON-PREMISES ID ROOF SIGN ON THE EXISTING COMMERCIAL BUILDING IN AN OR ZONE.

**** COMMISSIONER WALKER MOVED TO GRANT ITEM 15-56- 399 BOSTON AVE. – PETITION OF EXPRESS KITCHENS – SEEKING A SITE PLAN REVIEW AND A SPECIAL PERMIT TO ALLOW THE INSTALLATION OF AN ON-PREMISES ID ROOF SIGN ON THE EXISTING COMMERCIAL BUILDING IN AN OR ZONE WITH THE FOLLOWING CONDITIONS:**

1. THE APPLICANT SHALL FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.
 - 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 SEPTEMBER 7, 2016.
- ** COMMISSIONER RODRIGUEZ SECONDED THE MOTION.
 ** MOTION PASSED UNANIMOUSLY.

(15-57) 2622 FAIRFIELD AVE. – PETITION OF EUGENE’S GREEN GARAGE – SEEKING TO ESTABLISH A USED CAR DEALERSHIP AND THE ISSUANCE OF A MOTOR VEHICLE USED CAR LICENSE IN THE EXISTING AUTOMOTIVE REPAIR FACILITY IN AN OR ZONE.

**** COMMISSIONER MORENO MOVED TO GRANT ITEM 15-57- 2622 FAIRFIELD AVE. – PETITION OF EUGENE’S GREEN GARAGE – SEEKING TO ESTABLISH A USED CAR DEALERSHIP AND THE ISSUANCE OF A MOTOR VEHICLE USED CAR LICENSE IN THE EXISTING AUTOMOTIVE REPAIR FACILITY IN AN OR ZONE WITH THE FOLLOWING CONDITIONS:**

1. USED CAR DISPLAY SHALL NOT EXCEED 9 (NINE) VEHICLES.
2. THERE SHALL BE NO PARKING OF VEHICLES WAITING FOR REPAIR OR CUSTOMER PICKUP ON THAT PORTION OF THE SUBJECT SITE FRONTING FAIRFIELD AVENUE.
3. THE OPERATOR SHALL NOT ENTER INTO ANY TOWING CONTRACTS WITH ANY STATE, MUNICIPAL, OR PRIVATE AUTOMOBILE SERVICE AGENCIES.
4. THE TRASH RECEPTACLE SHALL BE MOVED TO THE REAR OF THE PROPERTY AND OUT OF SITE FROM FAIRFIELD AVENUE.
5. THERE SHALL BE NO STORAGE OF JUNKED OR INOPERABLE VEHICLES ON THE PROPERTY.
6. THE PETITIONER SHALL COMPLY WITH THE GENERAL DMV CONDITIONS “D”.

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

ADJOURNMENT

**** COMMISSIONER FILOTEI MOVED TO ADJOURN.
** COMMISSIONER RODRIGUEZ SECONDED THE MOTION.
** MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:40 PM.

Respectfully submitted,

Catherine Ramos
Telesco Secretarial Services