

**CITY OF BRIDGEPORT  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
OCTOBER 14, 2015**

**ATTENDANCE:** Melville T. Riley, Chair; Barbara Freddino; Robert Morton; Robert Filotei; Reggie Walker; Tom Fedele

**STAFF:** Dennis Buckley, Zoning Administrator; Diego Guevara, Design Review Coordinator; Atty. Ed Schmidt, Associate City Attorney

**CALL TO ORDER**

The Chair called the meeting to order at 6:02 PM. A quorum was present.

**CITY BUSINESS**

**(15-65) 329 & 405 Central Ave. – Petition of the City of Bridgeport Office of Planning & Economic Development (OPED) – Seeking a site plan review and a coastal site plan review to erect a greenhouse facility in accordance with the Zoning Board of Appeals approvals in the MU-LI zone and coastal area.**

Rory Henderson came forward to speak on the item. He presented photos of posted signs for notification, and samples of letters sent to the property's abutters.

The Chair asked about the adequacy of the level of remediation to take place. Mr. Henderson stated that there will be certified standards, and though he cannot speak for the financing people, what they presented is likely what they are looking for in terms of remediation.

Mr. Henderson noted that the Coastal Site Plan review is tricky, as it was previously completed when the property was developed. He stated that there are no ecological coastal resources currently on site, and that it is only applicable by virtue of being in the flood zone. He stated that the nearest coastal resource is a tributary, Johnson's Creek, 200 feet from the property line.

Commissioner Freddino read the coastal review from Mr. John Gaucher, who stated he had no comments for consideration.

Mr. Henderson stated that they planned to prevent the migration as a result of rain and erosion on site by filling.

Commissioner Freddino asked if Mr. Henderson had seen the memo from the WPCA. Mr. Henderson answered in the negative. Commissioner Freddino handed him the letter to read. Commissioner Freddino stated that they express concern about the southeast corner of the property, and ask that they keep any construction at least 15 feet away from the center of the property line. Mr. Henderson stated that he had not seen the memo, but they are willing to work it out with them. He stated that they had spoken with utility companies and had been instructed on the sewer being there, as well as the appropriate precautions. He stated that they had their geotech take a look, and he determined there would be no impact. He further stated that he would be happy to share the geo study.

Commissioner Morton asked for more specificity regarding airborne control on site. Mr. Henderson stated that the plan was mainly to keep it moist, and use water to keep the areas from generating dust. Commissioner Walker asked if this was an effective method with PCD or arsenic, and Mr. Henderson stated that it was effective, in that it kept it from going airborne. Commissioner Walker asked if there were any studies done of the efficacy of this means of preventing contamination. Mr. Henderson stated there were multiple studies that attest to this, and that soil borings had also been performed, with stored samples, for a full sweep of possible contaminants.

Commissioner Freddino asked if the East End NRZ was aware of the specifics of their project, and Mr. Buckley stated that they went before their hearing with the ZBA. Mr. Henderson stated that he believed there was some involvement with community groups, but he could not say for sure, as it predates his involvement with the project.

Commissioner Freddino expressed her concern that the remediation be done properly so the neighborhood doesn't suffer the effects of any contaminants, and asked if a large source of water could be on the property at all times, as well as daily watering. Mr. Henderson stated that the site would be watered on a daily basis to keep it moist, excepting rainy days. Commissioner Freddino expressed the desire to have the site constantly monitored, as the neighborhood has historically been subject to the negative effects of remediation contaminants. Mr. Henderson stated that he takes no issue with this, as the safety of the community is a priority.

Commissioner Morton asked about the depth of the soil they plan to replace. Mr. Henderson stated that it varies throughout the site, with the storage tank area from 6 to 8 feet deep, while the other excavation area is very localized, and will be about 5 feet deep. He stated that sitewide, the maximum depth is 3 to 4 feet. The Chair asked about the anticipated depth of the imported fill.

Mr. Henderson stated that it is 2 to 4 feet, with 2 feet being the minimum and 4 feet accommodating the grass areas.

Commissioner Walker asked for the duration of the remediation. Mr. Henderson stated that it would depend on the weather, and that they are currently in the permitting phase. Mr. Henderson stated that it would likely take 10 to 15 weeks, winter weather disturbances permitting.

Commissioner Walker asked about seepage into Johnson's Creek. Mr. Henderson stated this would not have anything to do with the soil, and that tests done show low level exceedences specific to the site. He further stated that they want to test Johnson's Creek for exceedences, and that the source of groundwater contamination currently is the soil, which would be fixed through the remediation. Thus, the remediation would be done first, then Johnson's Creek would be tested to determine further steps. Commissioner Walker asked if they had other properties tested, and Mr. Henderson stated they had not yet, as their first concern is Central Avenue, followed by Johnson's Creek.

Mr. Henderson clarified to the commissioners that they intend to do a groundwater assessment after the remediation, as doing so beforehand would be premature and wouldn't accurately capture what is happening with groundwater post-remediation, as fixing the soil may be a significant part of the equation.

Commissioner Walker asked about the greenhouse facility. Mr. Henderson stated that it will be a hydroponic facility to hire vegetables in the center of the neighborhood, and would allow them to be sold to the community. He further stated that there would be an initiative to hire veterans to work on-site. Ginne-Rae Clay, executive director of OPED, stated that they would be 40 foot greenhouses, specifically for vegetables and GMs. She further stated that there would be a retail store and education center attached. Commissioner Freddino asked how many greenhouses they anticipate, and Ms. Clay stated there would be 2, as required by the land lease. Commissioner Morton asked if the site would be for profit, and Ms. Clay stated that site is planned as a non-profit. Mr. Henderson stated that a separate group will lease the site from the city and operate it.

The Chair asked if there was anyone who wished to speak in favor of the application. No one came forward. He then asked if anyone wished to speak in opposition.

Maria Escarate (Jefferson Street) came forward. She stated that her house is right in the middle of the project, and that 2 years ago when a land removal and cleaning was started, there was dust all over the house and around it. He further stated that mice came from that property to her property. She stated that it was unsanitary, and unacceptable. She further expressed her concern about the new property elevation causing water to flow to her house, and the greenhouse project causing pesticides to effect her children.

Marlene and Enrique Escarate came forward. They stated that they did not like the disruption the project caused to their street, and expressed concern about traffic and noise pollution as a result of the generator, as well as the proximity to their property.

The Chair asked for a rebuttal or reply. Mr. Henderson stated that their concerns are valid. He stated that their number one concern was dust, and that was addressed extensively. He stated that contractors would keep multiple levels of safeguards. He stated in terms of flooding, the area is within a much larger flood zone, but the volume in this case is insignificant. He stated that rodent control is a good point, and that he would like to investigate it further, and have an exterminator come in and do an investigation.

Ms. Clay stated that the current concern is to remediate the site, and that the property is currently blighted, and that this would significantly improve it. She stated that Max Perez is constantly out, monitoring the site, and making sure it is at an acceptable standard. She stated that any and all dust issues could be alleviated by the previously stated precautions and vigorous cleaning.

Commissioner Fedele asked if the site could be remediated flush with where the other property is. Mr. Henderson stated that they could try and leave the same elevation, but it would increase the cost tremendously.

**(15-66) Text Amendment (500 Main St.) – Petition of City of Bridgeport Office of Planning & Economic Development (OPED) – Seeking to amend the sign regulations for the sports complex at Harbor Yard to increase the on-premises roof signs up to 20,000 sq. ft. in the HBAY zone.**

Mr. Buckley came forward and stated that David Kooris was planning to be here to introduce the text amendment on behalf of himself and OPED, but he had yet to arrive. The Chair stated they would come back to the item.

### **NEW BUSINESS**

**Prior to the hearing of item 15-62, Commissioner Morton recused himself at 6:57 PM.**

**(15-62) 625 North Ave. – Petition of Stalita Rembert – Seeking a site plan review to permit the establishment of child care development for 30 children in an I-L zone.**

Stalita Rembert came forward and stated that she was seeking a site plan review to establish a daycare center, specifically geared towards the children of Department of Social Services employees. Ms. Rembert stated that the child care development was provisionally approved by the ZBA. She stated that her plan is to use the lower level of the building for the childcare facility, while utilizing the second floor as an office space. She stated that the owner of the property had the building rezoned a few years ago, and that it is now considered a commercial property.

Commissioner Freddino asked if she had received any materials from the Fire Marshal. Ms. Rembert stated that she had been in contact with him, and he stated that he would determine any and all specifications after an inspection, which could only be done following zoning approval. Ms. Rembert estimated that the property would service around 30 children.

Commissioner Walker offered his input to Miss Rembert should she have any questions regarding the establishment of a child care facility in the near future, as Commissioner Walker is himself involved with that business.

Commissioner Freddino asked if Ms. Rembert intended to have any children on the second floor of the building, and Ms. Rembert answered in the negative, per the instruction of the state and city fire marshals. She further stated that she believed the ages of the children must be between ages 3 and 5.

Commissioner Fedele asked if she had secured a lease. Ms. Rembert answered that she had for the first floor, and that the second floor is separate.

Commissioner Walker noted that the ZBA stated a green playground will be constructed, as represented to the board.

The Chair asked if anyone present wished to speak in favor of the application. No one came forward. He further asked if anyone wished to speak in opposition. Hearing none, the Chair closed the hearing on 625 North Avenue.

**Commissioner Morton returned at 7:07 PM.**

**(15-66) Text Amendment (500 Main St.) – Petition of City of Bridgeport Office of Planning & Economic Development (OPED) – Seeking to amend the sign regulations for the sports complex at Harbor Yard to increase the on-premises roof signs up to 20,000 sq. ft. in the HBAY zone.**

Ms. Clay came forward and introduced the item, as well as the presenter, Charlie Dowd. Mr. Dowd introduced himself as a representative of the management company that operates the facility for the city. He stated that Frontier has made a significant impact on the state of Connecticut, that they have 300 employees and Bridgeport, and has established significant relationships with the City. In addition to the financial benefits, he stated that there are significant branding benefits, as the fixture will enhance the building and potentially aid in the area of social media. Mr. Dowd stated that the design lead has found a durable construction material, and that there is a maintenance requirement as part of the contract.

The Chair asked for a rendering of what the sign would look like. Mr. Dowd indicated an aerial view rendering. The Chair asked if the sign was lit, and Mr. Dowd answered in the negative.

Commissioner Freddino asked if it was site specific, and Mr. Dowd answered in the affirmative.

Commissioner Fedele asked if there were renderings of the sign from a frontal view of the building, and Mr. Dowd stated that they did not have one with them.

The Chair asked how the sign would be affixed to the building, and Mr. Dowd stated it would be attached with either braces or ribbon type signs in the front of the building. The Chair asked how long the Frontier contract is for, and Mr. Dowd stated the contract is set up in 5 year increments, and that it is changeable should it change hands.

The Chair asked if there was anyone who 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 500 Main Street.

**(15-63) 501 Seltsam Rd. – Petition of A&F Properties, LLC – Seeking a subdivision of a single parcel of property into 4 lots with a minimum of 7,500 sq. ft. in an R-A zone.**

The representative of Item 15-63 came forward and stated that he was seeking a subdivision approval, with no issues regarding to variances or setback requirements.

The Chair clarified that the intention was to subdivide one parcel into 4 parcels, with a minimum of 7,500 square feet, intended for use by 4 single family homes. The representative affirmed the Chair's impressions.

Commissioner Freddino asked if they had read the engineer's letter with more details on the astral ditch on the front of the property, and a written declaration that the new plots need to be deeded, mapped, filed, and will require new addresses. The representatives answered in the

affirmative, and stated that he plans on complying with this. He stated that he will defer to the city engineer for review, comments, and suggestions.

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

Evelyn Acachette came forward and asked about the potential use of the lots in terms of buildings. The Chair stated that that information was not within the purview of the Commission.

The Chair asked if there was anyone who wished to speak in opposition.

Mayrose Peterson came forward and expressed her concern about the impact of a potential building on her property. The Chair stated that that information was not within the purview of the Commission.

The Chair closed the hearing on 501 Seltsam Road.

**(15-64) 2575, 2533, 2543 East Main St. & 71 Waverly Pl. – Petition of Cumberland Farms, Inc – Seeking a special permit and a site plan review to erect a new convenience store with gasoline sales and a protection canopy in an OR zone.**

Attorney Benjamin Proto came forward as representative for Cumberland Farms, and turned in the appropriate mailings.

Atty. Proto stated that they are seeking a site plan review and special permit approval, and that they intend to improve the existing gas station. He stated that they intend to expand the operation from 4 to 6 gas pumps, and expand the retail space. He stated that the floor space will only be slightly larger than the existing space, and that more storage will allow them to have less truck deliveries. He stated that they intend to eliminate the curb cut on Noble, while recreating two curb cuts on East Main, with the one closest to the intersection being entrance only.

Atty. Proto stated after the first meeting the neighbors had numerous concerns, so they tabled their ZBA item in order to properly address said concerns. He stated that he believes the new proposal will alleviate a number of those problems. Atty. Proto stated that no trucks will occur on on Waverly, and that Cumberland Farms will support the neighbors' petition for a new traffic sign. He stated that per the neighbors' request, they will put an 8 foot fence along the property, and will provide an easement to the man whose driveway is technically on the property.

Mark Grocki, senior engineer of DHB. stated that they plan to accommodate a request regarding the drainage system, so that once the project is completed, a historic problem with overflow will

be solved. Commissioner Walker asked if all of this would be necessitated by the new building, and Mr. Grocki answered in the affirmative.

Mr. Grocki stated that the current curb cuts on the property create a very frenetic situation, and that they had worked with engineers to help the property conform to current ordinances. He stated that the new plan is about 22% landscaping, and that the new plan is vastly superior in terms of alleviating environmental stressors.

Commissioner Morton asked how they plan to enforce the entrance only curb cut, and Mr. Grocki stated that they will be conferring with the DOT in terms of the best way to do so, and that signage is often very effective.

Commissioner Fedele asked about the hours of operation, and Atty. Proto stated that they have agreed to a 24 hour operational trial. After 60 days, they will determine whether or not it works, and if it is not effective they will return to the current hours.

The Chair asked if there was anyone who wished to speak in favor of the application. No one came forward. He further asked if anyone wished to speak in opposition.

Charles Valentino came forward and stated that he was a 26 year resident of the neighborhood. He stated that the new development would increase traffic, cause noise pollution late at night and would create too much chaos for a neighborhood with small children.

The Chair asked if they wished to offer a rebuttal. Atty. Proto stated that he agreed with the light and noise pollution in relation to the current state of the site, but that their plan would likely fix all of that. He further stated that while there is an issue involving transit and traffic, they have no control over that, as it is the purview of the Department of Transportation. Atty. Proto stated that by allowing the plan to go forward, it would fix a number of the current issues associated with the site.

### **DECISION SESSION**

**(CA-1) 252 HALLETT ST. – PETITION OF CRESCENT CROSSINGS, LLC – SEEKING A 90-DAY EXTENSION OF TIME OF THE APPROVED SPECIAL PERMIT AND COASTAL SITE PLAN REVIEW WHICH IS TO EXPIRE ON NOVEMBER 3, 2015.**

**(CA-2) 3115, 3129, 3135 FAIRFIELD AVE. & 704 COURTLAND AVE. – SEEKING A 1-YEAR EXTENSION OF TIME OF THE APPROVED COASTAL SITE PLAN REVIEW WHICH IS TO EXPIRE ON DECEMBER 1, 2015.**



**\*\* COMMISSIONER FREDDINO MOVED TO APPROVE CONSENT AGENDA ITEMS (CA-1) 252 HALLETT ST. – PETITION OF CRESCENT CROSSINGS, LLC – SEEKING A 90-DAY EXTENSION OF TIME OF THE APPROVED SPECIAL PERMIT AND COASTAL SITE PLAN REVIEW WHICH IS TO EXPIRE ON NOVEMBER 3, 2015 AND (CA-2) 3115, 3129, 3135 FAIRFIELD AVE. & 704 COURTLAND AVE. – SEEKING A 1-YEAR EXTENSION OF TIME OF THE APPROVED COASTAL SITE PLAN REVIEW WHICH IS TO EXPIRE ON DECEMBER 1, 2015.**

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

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

**(15-65) 329 & 405 CENTRAL AVE. – PETITION OF THE CITY OF BRIDGEPORT OFFICE OF PLANNING & ECONOMIC DEVELOPMENT (OPED) – SEEKING A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO ERECT A GREENHOUSE FACILITY IN ACCORDANCE WITH THE ZONING BOARD OF APPEALS APPROVALS IN THE MU-LI ZONE AND COASTAL AREA.**

**\*\* COMMISSIONER MORTON MOVED TO APPROVE AGENDA ITEM (15-65) 329 & 405 CENTRAL AVE. – PETITION OF THE CITY OF BRIDGEPORT OFFICE OF PLANNING & ECONOMIC DEVELOPMENT (OPED) – SEEKING A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO ERECT A GREENHOUSE FACILITY IN ACCORDANCE WITH THE ZONING BOARD OF APPEALS APPROVALS IN THE MU-LI ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITIONS:**

- 1. AIRBORNE DUST SHALL BE CONSTANTLY MONITORED AND WATERED DOWN TO ENSURE CONTROL.**
- 2. ALL CONDITIONS OF THE VARIANCE APPROVAL OF 02/11/14 ARE ALSO INCORPORATED INTO THE APPROVAL.**
- 3. THE APPLICANT SHALL INCORPORATE ALL OF THE CITY ENGINEER'S RECOMMENDATIONS AS NOTED IN HIS REPORT DATED 09/22/15.**

**FOR THE FOLLOWING REASONS:**

- 1. THE USE AND DEVELOPMENT OF THIS PARCEL COMPLIES WITH THE SITE PLAN STANDARDS OF SEC. 14-2-5.**

**\*\* COMMISSIONER WALKER 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 OCTOBER 19, 2016.***

**(15-66) TEXT AMENDMENT (500 MAIN ST.) – PETITION OF CITY OF BRIDGEPORT OFFICE OF PLANNING & ECONOMIC DEVELOPMENT (OPED) – SEEKING TO AMEND THE SIGN REGULATIONS FOR THE SPORTS COMPLEX AT HARBOR YARD TO INCREASE THE ON-PREMISES ROOF SIGNS UP TO 20,000 SQ. FT. IN THE HBAY ZONE.**

**\*\* COMMISSIONER MORENO MOVED TO APPROVE AGENDA ITEM (15-66) TEXT AMENDMENT (500 MAIN ST.) – PETITION OF CITY OF BRIDGEPORT OFFICE OF PLANNING & ECONOMIC DEVELOPMENT (OPED) – SEEKING TO AMEND THE SIGN REGULATIONS FOR THE SPORTS COMPLEX AT HARBOR YARD TO INCREASE THE ON-PREMISES ROOF SIGNS UP TO 20,000 SQ. FT. IN THE HBAY ZONE.**

**\*\* COMMISSIONER WALKER SECONDED THE MOTION.**

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

***THE EFFECTIVE APPROVAL DATE OF THIS ITEM IS MONDAY, OCTOBER 19, 2015.***

**(15-62) 625 NORTH AVE. – PETITION OF STALITA REMBERT – SEEKING A SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF CHILD CARE DEVELOPMENT FOR 30 CHILDREN IN AN I-L ZONE.**

**\*\* COMMISSIONER WALKER MOVED TO APPROVE AGENDA ITEM (15-62) 625 NORTH AVE. – PETITION OF STALITA REMBERT – SEEKING A SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF CHILD CARE DEVELOPMENT FOR 30 CHILDREN IN AN I-L ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE NUMBER OF CHILDREN (OCCUPANCY) TO BE DETERMINED BY THE STATE OF CT GUIDELINES.**
- 2. THE USE OF THE 2ND FLOOR BY ANY CHILDREN AT ANY TIME SHALL BE STRICTLY PROHIBITED.**

**FOR THE FOLLOWING REASONS:**

- 1. THIS WILL UTILIZE A BLIGHTED BUILDING.**
- 2. THE SUBJECT USE IS IN ACCORD WITH THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT.**

**3. THE PROJECT, AS APPROVED, IS IN COMPLIANCE WITH THE SITE PLAN STANDARDS OF SEC. 14-2-5 OF THE ZONING REGULATIONS.**

**\*\* COMMISSIONER FEDELE SECONDED THE MOTION.**

**\*\* MOTION PASSED WITH ONE ABSTENTION (MORTON).**

**(15-63) 501 SELTSAM RD. – PETITION OF A&F PROPERTIES, LLC – SEEKING A SUBDIVISION OF A SINGLE PARCEL OF PROPERTY INTO 4 LOTS WITH A MINIMUM OF 7,500 SQ. FT. IN AN R-A ZONE.**

**\*\* COMMISSIONER FILOTEI MOVED TO APPROVE AGENDA ITEM (15-63) 501 SELTSAM RD. – PETITION OF A&F PROPERTIES, LLC – SEEKING A SUBDIVISION OF A SINGLE PARCEL OF PROPERTY INTO 4 LOTS WITH A MINIMUM OF 7,500 SQ. FT. IN AN R-A ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. AN A-2 SURVEY MAP OF EACH LOT SHALL BE FILED ON THE LAND RECORDS OF THE CITY OF BRIDGEPORT PRIOR TO ANY CONSTRUCTION ACTIVITY.**
- 2. EACH LOT SHALL BE A MINIMUM OF 7,500 SQ. FT. AND ALL DEVELOPMENT SHALL BE IN COMPLIANCE WITH THE REGULATIONS OF THE R-A ZONE.**

**FOR THE FOLLOWING REASONS:**

- 1. THE APPROVED DEVELOPMENT OF THE SUBJECT PREMISES IS IN ACCORD WITH THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT.**

**\*\* COMMISSIONER FEDELE SECONDED THE MOTION.**

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

**(15-64) 2575, 2533, 2543 EAST MAIN ST. & 71 WAVERLY PL. – PETITION OF CUMBERLAND FARMS, INC – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO ERECT A NEW CONVENIENCE STORE WITH GASOLINE SALES AND A PROTECTION CANOPY IN AN OR ZONE.**

**\*\* COMMISSIONER FILOTEI MOVED TO APPROVE AGENDA ITEM (15-64) 2575, 2533, 2543 EAST MAIN ST. & 71 WAVERLY PL. – PETITION OF CUMBERLAND FARMS, INC – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO ERECT A NEW CONVENIENCE STORE WITH GASOLINE SALES**

**AND A PROTECTION CANOPY IN AN OR ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE ZONING OFFICIAL SHALL REPORT TO THE ZONING BOARD OF APPEALS ANY COMPLAINTS OR NEGATIVE IMPACTS ON THE AREA 60-DAYS AFTER OPENING THE NEW FACILITY.**
- 2. ALL CONDITIONS OF THE ZONING BOARD APPROVAL OF 08/11/15 ARE ALSO INCORPORATED IN THIS APPROVAL.**

**REASONS:**

- 1. THE PROJECT, AS APPROVED, COMPLIES WITH THE SPECIAL PERMIT STANDARDS OF SEC. 14-4-4 AND THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5 OF THE ZONING REGULATIONS.**
- 2. THE REDEVELOPMENT OF THE SUBJECT PREMISES IS IN ACCORD WITH THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT.**

**\*\* COMMISSIONER MORTON 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 OCTOBER 19, 2016.***

### **ADJOURNMENT**

**\*\* COMMISSIONER WALKER MOVED TO ADJOURN.**

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

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

The meeting adjourned at 8:30 PM.

Respectfully submitted,

Catherine Ramos

Telesco Secretarial Services