

**CITY OF BRIDGEPORT
PLANNING & ZONING COMMISSION
REGULAR MEETING
MARCH 28, 2016**

ATTENDANCE: Mel Riley, Chair; Carlos Moreno; Anne Pappas Phillips; Barbara Freddino; Tom Fedele; Bob Filotei; Robert Morton (6:05 PM)

STAFF: Paul Boucher, Assistant Zoning Official; Diego Guevara, Design Review Coordinator

CALL TO ORDER

The Chair called the meeting to order at 6:47 PM. A quorum was present.

The Chair announced the following items would not be heard:

(16-15) 8-24 Referral – Petition of the Office of Planning & Economic Development (OPED) –Requesting under Sec. 8-24 of the Connecticut General Statute, a favorable recommendation to the Common Council of the City of Bridgeport for the disposition of a city-own parcel located at 48 Trowel St. in an R-BB zone.

D-1 (16-03) Text Amendment - Petition of Willinger, Willinger & Bucci, P.C. - Seeking to amend Section 12-10a and Section 12-10b of the Zoning Regulations of the City of Bridgeport to require a special permit and the reduction of the 1500 foot distance requirement for proposed package stores from houses of worship, schools, hospitals and commercial daycare centers. Also, seeking to clarify that Sec.12-10 only apply to properties within the territorial limits of the City of Bridgeport. **WITHDRAWN.**

DEFERRED BUSINESS

D-2 (16-09) 168 Union Ave. & 119 Carroll Ave. – Petition of 119 Carroll Avenue, LLC – Seeking a site plan review and a coastal site plan review to legalize the warehousing and storage of household items in the existing industrial building in an R-C zone and coastal area.

Atty. Raymond Rizio came forward to present on the item. He stated that the application addresses what is tantamount to an upgrading use of the property, which is pre-existing non-conforming. He stated that the current site is used to process and manufacture stone and granite, including outdoor storage of those materials. Atty. Rizio stated that his client's intends to use the site for storage of non-perishable household furniture. He stated that the area is industrial, with multi-family housing to the side. He stated that, following meetings with the ZBA, his client has agreed to establish a 22 foot buffer between the commercial and residential property, where currently there is none. Atty. Rizio stated that they plan to add landscaping and remove one of the non-conforming loading docks that formerly forced trucks to back in over Milner Drive. He stated that there will now be 1 curb cut instead of 3. He stated that the property will go from a heavy traffic industrial use to what basically amounts to a self-storage facility. Atty. Rizio stated that the ZBA was pleased to see the property become more compliant with his client addressing the buffering, landscaping and access issues related to the curb cuts and loading dock.

Atty. Rizio provided copies of the ZBA waiver with conditions to the commissioners. He stated that this will be a less intense use of the property, and will be a major upgrade to the site. He stated that the area is zoned to R-C, and that the site will likely never be used as multi-family housing, as it sits directly beneath the highway, making it perfect for the storage company to utilize. He further stated that the neighborhood will become much more quiet, and that his client is presenting strictly in the interest of obtaining a coastal and site plan review.

The Chair asked if a letter had been received from John Gaucher. Atty. Rizio answered in the affirmative, and Commissioner Freddino read the letter into the record. In the letter, Mr. Gaucher recommended that each of the catch basins in the 2 small infiltration gallery systems be fitted with an insert product to provide the necessary level of filtration. Atty. Rizio stated that they would be amenable to making this a condition of approval. Commissioner Morton asked that there be an additional condition that prohibits the storage of hazardous materials. Atty. Rizio stated that he would be amenable to this as well.

Commissioner Pappas Phillips asked what the storage trailers look like, and Atty. Rizio stated that the storage trailers are the variety that comes off the back of a moving truck. Commissioner Pappas Phillips asked if the trailers were short term rentals, and asked if there is a suggested time period or time limit for the use of the trailers. Commissioner Pappas Phillips stated that the usage time varies, depending on the state of the move, however the only items to be stored are household furnishings and non-perishables. The Chair stated, as long as there are only six trailers (as specified by the ZBA), then the commission should have no issue with the rental time period.

Commissioner Filotei asked for clarification regarding the need to legalize the usage. Atty. Rizio stated that when the client purchased the property, they were told they could use the site as a

warehouse, however they approached Atty. Rizio when they discovered that what they plan to do is technically a different use standard.

Commissioner Pappas Phillips asked about the suitability of the turning radius, and Atty. Rizio stated that the applicant has already conferred with the Engineering Department regarding that issue.

The Chair asked if anyone would like to speak in favor of the application. No one came forward. He further asked if anyone wished to speak in opposition. Hearing none, he closed the hearing on 168 Union Avenue & 119 Carroll Avenue.

D-3 (16-11) 3030 Park Ave. – Petition of Watermark 3030 Park, LLC – Seeking a special permit and site plan review to permit the expansion of the existing residential building to now include a 9-story, 39-unit addition, as well as permitting the construction of four (4) side-by-side 2-family dwellings at the existing senior facility in an R-C zone.

Atty. Rizio came forward to present on the application. He stated that this item is a retooled version of an application the commission heard a number of years ago, which was eventually shelved due to the financial crisis. He stated that the plan is to add a 39 unit living facility and 4 2-unit houses used for independent living as well. He stated that the new cottages will be aesthetically similar to the existing cottages, which are already built and have seen great success. Atty. Rizio stated that this will allow seniors to live in a nice area that still allows for a balance of care and independence. He stated that because these buildings will attach to the existing project, they are not in fact adding 9 stories as the application may suggest, but rather adding what amounts to 4 stories, with 3 visible above ground. Atty. Rizio stated that they approached the ZBA to address density issues, though the variance was necessary by a fairly scant margin. Atty. Rizio stated that this is a great project, and that the Watermark people have completely turned the project around. He stated that this is a state of the art facility, and that it will serve as a real asset to the City. He stated that Mr. Guevara wrote in favor of the application, and that the application addresses all of the engineering concerns brought to light following meetings with the Engineering and Traffic departments. He stated that very few people who will inhabit the facilities have cars, and that everything regarding the plans has been done in accordance with the regulations, with the exception of the density, which they addressed.

The Chair asked, for the sake of consistency, if the new cottages would mirror the existing cottages. Atty. Rizio answered in the affirmative, additionally stating that there would be no kickback on the neighboring properties.

Commissioner Freddino asked if the applicants have compiled a plan to address the concerns related to utilities and water usage due to the usage. Atty. Rizio stated that they will have to comply with all of those aspects related to the WPCA through the building permit process. Commissioner Freddino asked if they plan to address all engineering issues brought to light, and if there is anything in writing to ensure those issues will be corrected. Atty. Rizio stated that the applicant would be amenable to making the correction of all engineering concerns prior to the issuance of a building permit a condition of approval.

The Chair asked if anyone would like to speak in favor of the application. No one came forward. He further asked if anyone wished to speak in opposition. Hearing none, he closed the hearing on 3030 Park Avenue.

D-4 (16-12) 1862-1864 North Ave. – Petition of Miguel Ulloa – Seeking a site plan review to legalize a 3-floor residential use in a 2-family dwelling in an R-B zone.

Atty. Rizio came forward to present on the application. He stated that they are appearing before the commission exclusively for site plan review, and that he could show them a copy of the application approval granted in 2012. He stated that his client thought they exclusively had to go before the ZBA for approval, then discovered they had to appear before the PZC. He stated that the application had been denied without prejudice due to parking, and that the application they are returning with is now 100% compliant with the current standards. Atty. Rizio stated that the site has a 2 car garage with 3 outdoor parking spaces, with a landscaped buffer around the garage and area closest to the abutting residences, which shields the driveway. He stated that they took a survey of the property surrounding the area, and pointed out the differences in property on a document he displayed to the commissioners. He stated that all of the properties indicated in pink are 3-family homes, and that their application is consistent with the uses along North Avenue. He further stated that all other engineering issues have been addressed, and that the fire marshal has inspected the property.

The Chair asked for clarification that the application is exclusively for a site plan review. Atty. Rizio answered in the affirmative, stating that the variances are recorded as well.

Commissioner Morton asked how the storm water coming off of the new parking area is to be addressed. Atty. Rizio stated that they would be amenable to making it a condition of approval that they receive the approval of the Engineering Department regarding a stormwater plan prior to the issuance of a certificate of occupancy.

Commissioner Filotei asked if the property had been sold, and Atty. Rizio stated that there is an interested party, provided the 3-family is legalized. Atty. Rizio further stated that their approval

can state that no certificate of occupancy will be issued for the 3rd floor until the storm drainage is addressed. Commissioner Filotei asked if the basement is finished, and Atty. Rizio stated that he didn't believe it to be finished. Commissioner Filotei stated that the basement is being advertised as finished, and Atty. Rizio stated that, while he is not sure, the building has been thoroughly inspected by the Fire and Building Departments.

Commissioner Freddino asked if the applicant would oppose a condition that states there is to be no additional living space in the basement. Atty. Rizio stated that they would likely be amenable to a condition that there be no kitchen, but that the basement could certainly house a family room. Atty. Rizio stated that this would be acceptable. Atty. Rizio stated that no more than 3 kitchens would be included in the property, and that in the event the applicant does want to finish the basement, they would have to go through the fire marshal, who would not approve an additional kitchen. Mr. Boucher confirmed that the fire marshal would not approve another kitchen in the building.

Commissioner Pappas Phillips asked that there be a condition that there be no additional bathrooms constructed in the basement. Atty. Rizio stated that this was acceptable, and that they were not looking to do anything contrary to code.

The Chair asked if anyone would like to speak in favor of the application. No one came forward. He further asked if anyone wished to speak in opposition. Hearing none, he closed the hearing on 1862-1864 North Avenue.

D-5 (16-14) 150 & 154 Clinton Ave. – Petition of MCHAK, LLC – Seeking a zone change from R-C to MU-LI to permit the construction of a 2-story 1,280 sq. ft. warehouse building with two off-street parking spaces.

Ms. Marie Henry came forward to speak on the application. She stated that she is an agent of MCHAK, LLC and that their plan has met all of the qualifications necessary to change the property from R-C to MU-LI. She stated that this business is a warehouse of lightened use for temporary storage, once a month, of goods to be exported in a steel container used to transport cargo. Ms. Henry stated that a truck comes in and parks in the allotted space, opens the garage door, drops off the shipping container in the interior parking, and leaves it there for the company to fill it with goods over the month. She stated that the space will basically be an open space with a small office, and that it will be low traffic, as the only person who regularly goes to and from the site will be the owner. She stated that the owner goes to a client's house, collects items, then places them in the container, which will be picked up at the end of the month and shipped to Haiti.

Commissioner Pappas Phillips asked if the company plans to import as well as export, and Ms. Henry answered in the negative. Commissioner Pappas Phillips asked what kind of transport is used to ship the container. Ms. Henry stated that the trailers are shipped via boat, and that all of the parking is enclosed, with no active clientele movement on the premises.

The Chair asked what the justification for the zone change is, apart from the fact that the man in question wants to start this particular business on the property. Ms. Henry stated that while the property is R-C, it is in direct proximity to an MU-LI zone along Clinton Avenue. The Chair asked if she could support reasoning that this is not spot zoning. Ms. Henry stated that the location in question is right in front of a school.

Commissioner Freddino asked if Ms. Henry is the current owner of the property, and Ms. Henry answered in the affirmative. Commissioner Freddino asked if she plans on selling the property to the man who wants to start this business, and Ms. Henry answered in the affirmative, contingent on the zone change. Commissioner Freddino asked if there are any perishable items that will be stored and transported, and it was established that the cargo would be comprised of canned, bagged or dry non-perishables.

Commissioner Morton asked if the shipments are restricted to food items, and Ms. Henry answered in the negative, stating that they could also ship things such as furniture, small freezers, and other items. Commissioner Morton asked if they plan to ship to one or numerous locations. Ms. Henry stated that, while future expansion is possible, they currently plan to ship to Haiti exclusively.

The Chair clarified that the property is off of Clinton Avenue with no State Street access, and Ms. Henry confirmed this. The Chair asked if she is maintaining ownership of the property and renting it or if she plans to sell it. Ms. Henry stated that she plans on selling the property, assuming the zone change is accepted.

Commissioner Pappas Phillips asked if the only ingress and egress to the property is via Clinton Avenue, and Ms. Henry answered in the affirmative. Commissioner Pappas Phillips asked about the turning radius and size of the trailers. Ms. Henry stated that the turning radius is 320 feet, and that the trucks back up from Clinton into the building. Ms. Henry stated that the active trailer will back up into the building, and that there are 2 slots on either side. Commissioner Pappas Phillips asked about the dimensions of the building, and Ms. Henry stated that the structure is 8 feet wide, 8 to 9 ½ feet tall, and 40 feet long. Ms. Henry stated that there is one trailer at a time, which is moved in once a month and out once a month. Commissioner Pappas Phillips asked about the hours of operation. Ms. Henry stated that the new potential owner has a full-time job, so he will likely be at the facility during weekends or holidays.

The Chair noted for the commission that, as they are considering a zone change, they are also opening up the door for any other use that falls under the approved MU-LI activities.

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 150 & 154 Clinton Avenue.

NEW BUSINESS

(16-16) 1434 State St. – Petition of Charles W. Simmons – Seeking a special permit and a site plan review to permit the establishment of a gym equipment manufacturing facility with exercise instruction on a daily basis in an I-L zone.

Charles Simmons came forward to present on the application. He stated that he purchased the site, which is the former Old Barnum Post Office building, in July of last year. He stated that it had been dormant and boarded up for 6 years prior to this, and that it was formerly an artist's studio. Mr. Simmons stated that he bought the property on speculation and met with Ron Orlando, a renowned athlete in the field of Crossfit training.

The Chair asked why Mr. Simmons needs a special permit. Mr. Simmons stated that Mr. Orlando originally wanted to open another gym in Trumbull, but upon Mr. Simmons' purchase of this property, decided to renovate this space for that purpose. Mr. Simmons stated that his background is in metal fabrication, and that they have decided to develop some special racks, support biases and cement implements to supplement this particular kind of exercise. He stated that he was unaware the zoning was light industrial, which does not cover the operation of a gym. He stated that there are classes at 5:30 AM, 6:30 AM and 9:00 AM on Saturdays that involve anywhere from 10 to 20 people. Mr. Simmons stated that the parking for this site was previously sold off to Chase Bank, leaving only 6 or 7 spots on the lot, but plenty of parking on State and Butler.

The Chair asked if Mr. Simmons received a ZBA waiver for parking and landscaping, and Mr. Simmons answered in the affirmative. The Chair asked for clarification that Mr. Simmons is seeking a site plan review for a gym with membership, based on the ZBA waivers granted. Mr. Simmons answered in the affirmative.

Commissioner Pappas Phillips asked if submitted letter is correct, stating that he began restoration and renovation in July of 2016. Mr. Simmons stated that he re-submitted the letter with corrections, stating that he began restoration and renovation in July 2015, and that they were completed by November.

Commissioner Filotei commended Mr. Simmons on the job he did restoring the property and asked if he intends to manufacture equipment on site. Mr. Simmons stated that he does, but that they outsource the heavy manufacturing, making the work on site comparable to assembly.

The Chair asked for clarification about the showers and restrooms. Mr. Simmons stated that he has worked closely with the Building Department and that two showers were added, in addition to lavatories, a changing area and a small kitchenette.

The Chair stated that the plans don't show the existing and planned use of the building, and asked what conditions would be imposed on the building. He further stated that he saw no evidence of a building permit, certificate of zoning compliance or a newer looking plan. Mr. Boucher stated that Mr. Simmons is correct in stating that in 2015 they pulled permits to modify the building, and that the previous use comes under manufacturing with the artist. Mr. Boucher stated that the permits pulled were based on that use, and that he is here for the gym use specifically. Mr. Boucher further stated that they put in showers and bathrooms with building permits.

The Chair asked if the Building Department saw the plans. Mr. Simmons stated that they went through the whole process and complied with all of the requests made. Mr. Simmons stated that all of the permits and inspections were approved, and that the fire marshal got involved when they were attempting to determine occupancy. Mr. Boucher stated that, assuming the commission approves the gym, Mr. Simmons will have to go through the process again for the additional use. Mr. Simmons stated that he will come back for approval regarding the fire marshal's suggestions after the additional use is approved.

Commissioner Pappas Phillips asked about the showers, and Mr. Simmons stated that there are three showers, with 1 of them being handicapped accessible. Commissioner Pappas Phillips asked if the stalls are single sex or coed. Mr. Simmons stated that his architect, Phil Cerrone, designed the space with a changing area that has a private door connecting to each shower. Mr. Simmons stated that there is a coed bathroom, but that the shower and changing areas are separated for each stall.

Commissioner Filotei asked about the size of the classes, and Mr. Simmons stated that they usually contain 15 or so people. Commissioner Filotei asked about availability of parking, and Mr. Simmons stated that there is plenty of street parking in addition to our remaining spaces.

The Chair asked if Mr. Simmons has approached Chase Bank about using the previously sold parking spaces during their class hours, as their hours are diametrically opposed. Mr. Simmons

stated that there is a fence separating the area, and that he has considered removing the fence at his own expense, though he hasn't discussed it with the bank yet,

Commissioner Pappas Phillips asked how the manufacturing area will be separated out from the rest of the gym. Mr. Simmons stated that the manufacturing portion is a small part of the total space towards the back of the building, with barn doors separating it from the main area. Mr. Simmons stated that the actual back portion of the is separated by a sliding steel door with locks, roughly 18 by 20, similar to a loading dock. Commissioner Pappas Phillips asked if the barn doors have a lock, and Mr. Simmons stated that they don't, as the area primarily houses some steel parts, mixed concrete and a sink or tub, with other items being stored in the basement. Commissioner Pappas Phillips asked if there is open access to the basement and Mr. Simmons stated that the basement is locked with steel doors.

Commissioner Freddino stated that she would like to see more detailed, thorough plans and expressed her concern that there is no delineation between the showers and other parts of the space. Commissioner Morton stated that there are swinging, 30-inch doors. Commissioner Freddino stated that the stalls don't define their intended genders. Commissioner Morton stated that it is self-explanatory.

The Chair asked if there is a kitchen, and Mr. Simmons stated there is a small kitchenette they intend to use to mix protein drinks. The Chair asked if they intend to sell food or store perishables on site, and Mr. Simmons answered in the negative, stating that there is a small grill outside, should they choose to do an open house.

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 1434 State Street.

(16-17) 134 Columbia St. and 15, 16, 32, 36, 40, 41, 46, 47 Columbia Ct.– Petition of Columbia Court, LLC - Seeking a 10 lot re-subdivision and site plan reviews to permit the construction of (7) seven 2-family dwellings and the establishment of 3 parking areas and one community open space area in an R-C zone

Atty. Rizio came forward to represent the Bridgeport Neighborhood Trust. He stated that they are applying for subdivision approval and that they were previously approved for 7 new 2-family homes. He stated that they voted in favor of an 8-24 referral, with several lot lines moving in order to extend Columbia Court. He stated that at present, the area is an eyesore and a health and safety hazard. Atty. Rizio stated that they intend to renovate the neighborhood and found the best way to do so was to make Columbia Court one way, allowing new access for Fire and

Emergency services. He stated that though they are building 7 new homes, they have 10 lots. He stated that one of the existing lots is in the flood zone, which they carved into an open space lot for the use of Lot #1 or to be held by the BNT. Atty. Rizio stated that all 7 new houses are 2-families that come under the homeownership program, conform with parking requirements and, in some instances, utilize other lots parking. He further stated that Lot #10 will serve as a much needed snow shelf and additional parking area for Lot #7.

The Chair clarified that this will be a community, and Atty. Rizio answered in the affirmative. Atty. Rizio stated that the sole reason they are present is to receive a subdivision approval.

Commissioner Pappas Phillips asked if the extended Columbia Court has been accepted as a city street yet. Atty. Rizio stated that it is currently the paper street, that the City picks up the garbage, and that the street is already set with the Engineering and Fire departments. Commissioner Pappas Phillips asked when the Court will officially become a city street. Atty. Rizio stated that this will be taken care of administratively during the building permit and certificate of occupancy process for the homes.

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 134 Columbia Street and 15, 16, 32, 36, 40, 41, 46, 47 Columbia Court.

DECISION SESSION

D-2 (16-09) RE: 168 UNION AVE. & 119 CARROLL AVE. – PETITION OF 119 CARROLL AVENUE, LLC – SEEKING A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO LEGALIZE THE WAREHOUSING AND STORAGE OF HOUSEHOLD ITEMS IN THE EXISTING INDUSTRIAL BUILDING IN AN R-C ZONE AND COASTAL AREA

**** COMMISSIONER MORTON MOVED TO APPROVE ITEM D-2 (16-09) 168 UNION AVE. & 119 CARROLL AVE. – PETITION OF 119 CARROLL AVENUE, LLC – SEEKING A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO LEGALIZE THE WAREHOUSING AND STORAGE OF HOUSEHOLD ITEMS IN THE EXISTING INDUSTRIAL BUILDING IN AN R-C ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITIONS:**

- 1. THE APPLICANT SHALL COMPLY WITH THE OLISP RECOMMENDATION TO FIT THE PARKING LOT CATCH BASINS WITH AN INSERT PRODUCT DESIGNED FOR PRETREATMENT OF RUNOFF. THESE ARE TO BE MAINTAINED AND REPLACED WHEN NECESSARY.**

2. THERE SHALL BE NO STORAGE OF HAZARDOUS MATERIALS ON SITE.
3. APPLICANT MUST COMPLY WITH THE ZONING BOARD OF APPEALS' CONDITIONS OF 12/8/15.
4. A CERTIFICATE OF OCCUPANCY IS REQUIRED FOR THE NEW USE.

FOR THE FOLLOWING REASONS:

1. THE SITE PLAN AS APPROVED COMPLIES WITH SEC. 14-2-5 OF THE ZONING REGULATIONS.
2. THE COASTAL SITE PLAN AS APPROVED WILL NOT CAUSE ANY UNACCEPTABLE ADVERSE IMPACTS ON THE COASTAL AREA AND COMPLIES WITH SEC. 14-3-1 OF THE ZONING REGULATIONS.

**** COMMISSIONER PAPPAS PHILLIPS 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 April 4, 2017.

D-3 (16-11) RE: 3030 PARK AVENUE – SEEKING A SPECIAL PERMIT AND SITE PLAN REVIEW TO PERMIT THE EXPANSION OF THE EXISTING RESIDENTIAL BUILDING TO NOW INCLUDE A 3-STORY, 39-UNIT ADDITION, AS WELL AS PERMITTING THE CONSTRUCTION OF FOUR (4) SIDE-BY-SIDE 2-FAMILY DWELLINGS AT THE EXISTING SENIOR FACILITY IN AN R-C ZONE.

**** COMMISSIONER MORENO MOVED TO APPROVE ITEM D-3 (16-11) RE: 3030 PARK AVENUE – SEEKING A SPECIAL PERMIT AND SITE PLAN REVIEW TO PERMIT THE EXPANSION OF THE EXISTING RESIDENTIAL BUILDING TO NOW INCLUDE A 3-STORY, 39-UNIT ADDITION, AS WELL AS PERMITTING THE CONSTRUCTION OF FOUR (4) SIDE-BY-SIDE 2-FAMILY DWELLINGS AT THE EXISTING SENIOR FACILITY IN AN R-C ZONE WITH THE FOLLOWING CONDITIONS:**

1. THE APPLICANT IS TO COMPLY WITH THE WPCA REQUEST TO NOT ALLOW BASEMENT DRAINS OR BATHROOMS.
2. THE APPLICANT IS TO COMPLY WITH THE ENGINEERING DEPARTMENT LETTER DATED 02/09/16.
3. THE DEVELOPMENT OF THE SUBJECT PREMISE SHALL BE IN STRICT ACCORD WITH THE PLANS SUBMITTED TO THE COMMISSION.

FOR THE FOLLOWING REASONS:

1. THE PROJECT AS APPROVED COMPLIES WITH THE SPECIAL PERMIT STANDARDS OF SEC. 14-4-4 AND SITE PLAN STANDARDS OF 14-2-5 OF THE ZONING REGULATIONS.
2. THE PROJECT COMPLIES WITH THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT OF THE CITY OF BRIDGEPORT.

** 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 April 4, 2017.

D-4 (16-12) RE: 1862 – 1864 NORTH AVENUE – SEEKING A SITE PLAN REVIEW TO LEGALIZE A 3RD FLOOR RESIDENTIAL USE AND CONVERT A 2-FAMILY DWELLING INTO A 3-FAMILY DWELLING IN AN R-B ZONE.

** COMMISSIONER FREDDINO MOVED TO APPROVE ITEM D-4 (16-12) RE: 1862 – 1864 NORTH AVENUE – SEEKING A SITE PLAN REVIEW TO LEGALIZE A 3RD FLOOR RESIDENTIAL USE AND CONVERT A 2-FAMILY DWELLING INTO A 3-FAMILY DWELLING IN AN R-B ZONE WITH THE FOLLOWING CONDITIONS:

1. THE APPLICANT WILL COMPLY WITH THE WPCA REQUEST TO NOT ALLOW BASEMENT DRAINS OR BATHROOMS.
2. A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT IS REQUIRED FOR ALL WORK.
3. THE ENGINEERING DEPARTMENT MUST APPROVE THE STORMWATER RETENTION SYSTEM PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.
4. THERE ARE TO BE NO BEDROOMS IN THE BASEMENT.

FOR THE FOLLOWING REASONS:

1. PROVIDES MUCH NEEDED HOUSING FOR THE CITY OF BRIDGEPORT.
2. THE USE COMPLIES WITH THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT OF THE CITY OF BRIDGEPORT.
3. THE PROJECT AS APPROVED COMPLIES WITH THE SITE PLAN STANDARDS OF SEC. 14-2-5 OF THE ZONING REGULATIONS.

** COMMISSIONER PAPPAS PHILLIPS SECONDED THE MOTION.

** MOTION PASSED UNANIMOUSLY.

D-5 (16-14) RE: 150 & 154 CLINTON AVENUE SEEKING A ZONE CHANGE FROM R-C TO MU-LI TO PERMIT THE CONSTRUCTION OF A 2-STORY 1,280 SQ. FT. WAREHOUSE BUILDING WITH TWO OFF-STREET PARKING SPACES.

**** COMMISSIONER FILOTEI MOVED TO DENY ITEM D-5 (16-14) RE: 150 & 154 CLINTON AVENUE SEEKING A ZONE CHANGE FROM R-C TO MU-LI TO PERMIT THE CONSTRUCTION OF A 2-STORY 1,280 SQ. FT. WAREHOUSE BUILDING WITH TWO OFF-STREET PARKING SPACES FOR THE FOLLOWING REASONS:**

- 1. THE IMMEDIATE AREA OF THE SUBJECT PROPERTY IS RESIDENTIAL IN CHARACTER.**
- 2. THE PROPOSED USE WOULD HAVE AN ADVERSE IMPACT ON THE NEIGHBORHOOD.**
- 3. THE PROPOSED USE IS NOT IN KEEPING WITH THE COMMISSION'S RESPONSIBILITY TO ENSURE THE SAFETY AND WELL BEING OF THE RESIDENTS OF THE CITY OF BRIDGEPORT.**
- 4. THE PROPOSED NEW ZONE IS LESS RESTRICTIVE THAN THE CURRENT RESIDENTIAL ZONE IN TERMS OF DEVELOPMENT STANDARDS AND ALLOWABLE USES.**

**** COMMISSIONER FREDDINO SECONDED THE MOTION.**

**** MOTION PASSED UNANIMOUSLY.**

16-16 RE: 1434 STATE STREET – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A GYM FACILITY WITH EXERCISE INSTRUCTION ON A DAILY BASIS IN AN I-L ZONE.

**** COMMISSIONER FILOTEI MOVED TO APPROVE ITEM 16-16 RE: 1434 STATE STREET – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A GYM FACILITY WITH EXERCISE INSTRUCTION ON A DAILY BASIS IN AN I-L ZONE WITH THE FOLLOWING CONDITIONS:**

**1. A CERTIFICATE OF OCCUPANCY IS REQUIRED FOR THE NEW USE.
FOR THE FOLLOWING REASONS:**

- 1. THE PROPOSED NEW USE OF A GYM/FITNESS CENTER IS COMPLIMENTARY TO THE ALREADY ESTABLISHED MANUFACTURING AND ASSEMBLY OF FITNESS EQUIPMENT.**
- 2. THE PROPOSED USE COMPLIES WITH THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT OF THE CITY OF BRIDGEPORT.**

3. THE PROJECT AS APPROVED COMPLIES WITH THE SPECIAL PERMIT STANDARDS OF SEC. 14-4-4 AND SITE PLAN STANDARDS OF 14-2-5 OF THE ZONING REGULATIONS.

**** COMMISSIONER MORENO 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 April 4, 2017.

16-17 RE: 15, 16, 32, 36, 40, 41, 46, 47 COLUMBIA COURT & 134 COLUMBIA STREET – SEEKING A 10 LOT RE-SUBDIVISION AND SITE PLAN REVIEWS TO PERMIT THE CONSTRUCTION OF (7) SEVEN 2-FAMILY DWELLINGS AND THE ESTABLISHMENT OF 3 PARKING AREAS AND ONE COMMUNITY OPEN SPACE AREA IN AN R-C ZONE.

**** COMMISSIONER PAPPAS PHILLIPS MOVED TO APPROVE ITEM 16-17 RE: 15, 16, 32, 36, 40, 41, 46, 47 COLUMBIA COURT & 134 COLUMBIA STREET – SEEKING A 10 LOT RE-SUBDIVISION AND SITE PLAN REVIEWS TO PERMIT THE CONSTRUCTION OF (7) SEVEN 2-FAMILY DWELLINGS AND THE ESTABLISHMENT OF 3 PARKING AREAS AND ONE COMMUNITY OPEN SPACE AREA IN AN R-C ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE DEVELOPMENT OF THE SUBDIVISION SHALL BE IN STRICT ACCORD WITH THE PLANS SUBMITTED TO THE COMMISSION.**
- 2. THE APPLICANT MUST COMPLY WITH THE ZONING BOARD OF APPEALS' CONDITIONS OF 02/10/16.**
- 3. THE RELEASE OF THE CERTIFICATE OF OCCUPANCY IS CONTINGENT UPON THE ACCEPTANCE OF COLUMBIA COURT AS A CITY STREET.**

FOR THE FOLLOWING REASONS:

- 1. THE PROPOSED NEW DEVELOPMENT COMPLIES WITH THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT OF THE CITY OF BRIDGEPORT.**
- 2. THE PROJECT AS APPROVED COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5 OF THE ZONING REGULATIONS.**

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

**** MOTION PASSED UNANIMOUSLY.**

The expiration date of the subdivision approval as required under Sec. 14-11-2 has been established as April 4, 2021.

OTHER BUSINESS

Mr. Boucher stated that there was an application to grant a one year extension of the special permit for the Ferry at the Bridgeport Landing Development (formerly known as OB-1).

**** COMMISSIONER PAPPAS PHILLIPS MOVED TO APPROVE THE ONE (1) YEAR EXTENSION OF THE SPECIAL PERMIT RELATING TO THE FERRY AT THE BRIDGEPORT LANDING DEVELOPMENT (FORMERLY ITEM OB-1).**

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

**** MOTION PASSED UNANIMOUSLY.**

ADJOURNMENT

**** COMMISSIONER FEDELE MOVED TO ADJOURN.**

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

**** MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:30 PM.

Respectfully submitted,

Catherine Ramos

Telesco Secretarial Services