

**CITY OF BRIDGEPORT  
PLANNING & ZONING COMMISSION  
REGULAR MEETING  
APRIL 25, 2016**

**ATTENDANCE:** Mel Riley, Chair; Reggie Walker, Acting Secretary; Edgar Rodriguez; Bob Filotei; Bob Morton; Tom Fedele

**STAFF:** Dennis Buckley, Zoning Official; Atty. Ed Schmidt; Diego Guevara, Design Review Coordinator

**CALL TO ORDER**

The Chair called the meeting to order at 6:45 PM. A quorum was present. He then asked if anyone present had any business to be address with the Board.

Atty Charles Willinger came forward and asked to defer item 16-21, in the interest of having the full commission present for a hearing.

The Chair announced that the following item will not be heard:

**(16-21) Text Amendment – Petition of Michael DeFilippo – 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.**

**CITY BUSINESS**

**(16-26) 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 134 Logan St. in an R-BB zone.**

Max Perez came forward to speak on the item. He stated that 134 Logan Street is a sliver of property on the East End of Bridgeport, and that they are looking to sell it to the abutting property owner. He stated that the owner has held their land for roughly 25 years.

The Chair asked why the City is choosing this time to move forward with selling the property. Mr. Perez stated that a study was done at the Planning Department, and they discovered that parcels such as 134 Logan Street are not useful as assets. Thus, this property is being sold, and more parcels of this nature will be coming before the commission in the future.

**(16-22) 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.**

Mr. Perez stated that 48 Trowel Street is being disposed of via friendly acquisition, and that it is the former Hell’s Angel MC Clubhouse. He stated that the City is putting the property back on the market and selling it as is, and that whoever purchases the property may come before the commission for a use change.

The Chair asked if the property will be put out to bid, and Mr. Perez answered in the affirmative.

**NEW BUSINESS**

**(16-23) Text Amendment – Petition of Council of Churches of Greater Bridgeport – Seeking to amend Article 2 (definitions) and Table 6.4.5, that nonprofit religious institutions be permitted to lease kitchen facilities for limited commercial use to small food based local businesses.**

Michelle McCabe and Landon Horan came forward to speak on the item. Ms. McCabe stated that they are looking to add an accessory for religious institutions in Bridgeport in order to rent out their kitchen space to small food-based businesses and entrepreneurs. She stated that this practice has been adopted in other cities and churches.

The Chair asked Atty. Schmidt to comment on the tax ramifications and the wording of the proposed text amendment.

Atty. Schmidt stated that tax law is a world unto itself, and that there is rarely any uniformity with other municipalities. Atty. Schmidt noted the following issues regarding the vagueness of the phrasing:

1. The word ‘religious’ is not well-defined, making the title ‘non-profit religious institutions’ not self-explanatory.

2. The use of the word 'limited' prior to the word 'commercial use' poses unanswered questions regarding the limitations (i.e. whether this refers to a certain dollar amount).
3. The word 'small' serves as a non self-defining term and is extremely vague.
4. The term 'food-based local' poses a number of questions, including whether or not the term local refers to a particular section of Bridgeport, all of Bridgeport or includes surrounding communities as well.

Atty. Schmidt stated that any of the aforementioned issues would be more than enough to preclude the commission from passing the ordinance as drafted. He stated that nothing he noted has anything to do with the intentions or desire to adopt the amendment going forward, but that the language needs to be refined so it reads as a finished product and not a rough draft.

Commissioner Walker asked Atty. Schmidt what potential violations could stem from this language change, should the text amendment be adopted going forward. Atty. Schmidt stated that a problem arises when a commercial use is adopted in a building that retains the non-profit status of a church. He stated that churches where people come in, make food and pick up food for free is completely consistent with their religious goals, however once selling enters the picture it becomes a legal issue. Commissioner Walker further pointed out that churches are allowed in any zone, circumventing the usual requirements for a commercial business. Atty. Schmidt stated that churches are given a certain purview, and this amendment would allow for the violation of pre-existing zone restrictions.

Ms. McCabe stated that this is their first time presenting an amendment of this nature, and that they would like an opportunity to broaden the description that expounds upon their wording. She stated that the phrasing can be reworked and rewritten. She stated that the Council of Churches works with a network of 40 feeding programs throughout Bridgeport, and that many of those programs have existing kitchen spaces that are commercial in their layout, pricing, and licensing. Ms. McCabe stated that these spaces could be used by people looking to make a small amount of their product, and that they have already identified small entrepreneurs and startups who are interested in kitchen rentals. She stated that, as the kitchen spaces are small, this serves as a stepping stone for burgeoning businesses, and that they will quickly outgrow the church space. She stated that the Council of Churches also plans on implementing culinary courses to be offered for free, recruiting from food pantry patrons in order to instruct them in marketable skills and increase their small business acumen.

Ms. Horan stated that state statute answers the question of small business, and clarifies that this refers to a business of less than ten employees, usually two or three. She stated that they discussed the implications of the amendment with the Tax Assessor's Office a few months ago, and that they decided to draft said amendment based on accessory use so the churches could

maintain their nonprofit status. She stated that the churches would have to pay a federal tax in relation to this use.

Commissioner Walker asked for elaboration regarding the tax assessor establishing a mil rate per square footage and rent. Ms. Horan stated that they spoke to the assessor and established that the property tax would be assessed based on the square footage of that space, and, based on the mil rate, they would determine what the church owed. Commissioner Walker stated that he agreed with their intent, but that the presentation is a bit vague and that the City would likely be amenable to working with them, in order to increase the clarity.

Ms. McCabe stated that they can submit definitions to go along with the text amendment, but that the phrasing was chosen because the terminology has meaning at the state level. She stated that they are clear on what the taxes would be, and that the City would receive proceeds via permits and licensing. Ms. McCabe asked if they would need to resubmit the text amendment or if they could keep the item open and bring the requested items back for the another hearing.

The Chair stated that they would need to speak with Mr. Buckley regarding zoning ramifications, as every site is different and once commercial use is established, it will vary from site to site. He stated that establishing commercial use in a residential zone is a problem, and that they would either need variances or special permits, which then becomes a long and cumbersome process site by site. Ms. McCabe stated that they have tried to do their due diligence on this matter, and thought that, if they could establish this, they would by necessity get the compliance. She stated that one church at a time seemed cumbersome, and that they thought it would be best to bring the text amendment to Planning and Zoning. The Chair stated that he could not see a way to get around the item needing to be site specific, and that no text amendment can be written with each church needing to get approved for each individual site. Ms. McCabe stated that they assumed this would be the case, but thought if the commission would agree to the text amendment and see the utilization of the kitchen as an accessory use, it would then be up to the individual churches to take further steps.

Commissioner Filotei stated that it would add a great deal of credibility to their plan and program to add marketing, business plans, and other details for the commission's perusal. Ms. McCabe stated that they are partnering with LifeBridge, and that there are people in the pipeline already on their way. Commissioner Filotei stated that this needs to be incorporated in their explanation of the program. Ms. McCabe stated that they focused on the way to look at church kitchens, and that they will follow his suggestion.

Mr. Buckley stated that there is a lot of zoning work that needs to be addressed, and if the item is approved tonight, it would effectively allow a business component to every church. Mr. Buckley

stated that they will likely need more time than a continuance will allow, as there are only 65 days available and only so much can be waived. The Chair stated that it is not an insignificant fee to re-apply.

Atty. Schmidt stated that the safest and clearest way to amend the application would be to withdraw the item and re-submit it with corrections to the mentioned items. He stated that the amendment has the potential to be harmful to churches, and that the principle of not charging them is one that should be maintained.

Ms. McCabe stated that the intended amendment will not only serve as a space for job training, but an opportunity for young businesses to utilize a modestly priced space to get a foothold and establish themselves in the City. She stated that they hope there will be an opportunity to send along materials rather than refile the item, as it is an extremely expensive undertaking.

The Chair stated that this will be a tremendous challenge to take on, and that the Council of Churches will, at the very least, need an attorney to help them sort out the phrasing.

Ms. Horan requested a continuance in order to postpone the matter and discuss their options.

**(16-18) 1 Atlantic St. – Petition of PSEG Power Connecticut, LLC – Seeking a site plan review and a coastal site plan review to permit the placement of a new fuel storage tank and the elimination of seven (7) existing fuel storage tanks and site remediation at the existing power plant in an I-H and I-L zones and coastal area.**

The Chair noted for the record that Mr. Gaucher submitted a letter, dated March 30th, in which he stated that he had no comments for the Commission's consideration.

Jeffrey Pantazes came forward to present on the item. He stated that they intend to do the follow on site:

1. Remove 7 fuel oil tanks and the smaller tanks on the north side of the site.
2. Transfer fully from the heavier #2 oil to the cleaner burning #6 oil.

Mr. Pantazes stated that the remediation will go forward following the removals, and that there is very little transit within the site proper. He stated that the pump house itself will be protected by elevation above the 500 year floodway. He stated that the oil on-site will be reduced by over 90%, and that they have worked with the engineering office to determine the best way to address storm water and eliminate anything that flows to the sewer. Mr. Pantazes stated that there will be filtration trenches to stop all stormwater flow to the west of the City system.

Commissioner Walker noted a memo from the acting manager of the WPCA, which states that there will be \$50,000 in proposed improvement. Mr. Pantazes stated that that amount does not refer to this specific project, and that he believes they were talking about reconstruction of the site in the future. He further stated that there is no wastewater flow from this particular proposal.

The Chair asked if these changes can produce the same amount of electricity with less impact, and Mr. Pantazes answered in the affirmative.

Commissioner Rodriguez asked if there are any future plans for PSEG to improve the appearance of the facility. Mr. Pantazes stated that these changes will significantly improve the appearance of the facility.

The Chair asked if the coal pile will eventually be removed. Mr. Pantazes answered in the affirmative.

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

Michael Mauzerall came forward and asked the commission to pass a favorable recommendation. He stated that PSEG is the best neighbor he has ever had, and that the air quality has improved considerably.

The Chair asked if anyone wished to speak in opposition. Hearing none, he closed the hearing on 1 Atlantic Street.

**(16-19) 40 Logan St. – Petition of Shauna-Marie Lopes – Seeking a special permit, a site plan review and a coastal site plan review to permit the establishment of a banquet hall facility in the existing warehouse in an I-L zone and coastal area.**

Ms. Lopes came forward to present on the item. She stated that she intends to open up a banquet hall facility, and plans to put in parking, which is detailed in the information packet she provided to the commissioners.

Commissioner Rodriguez asked if Ms. Lopes if she owns the property, and Ms. Lopes stated that she intends to lease it.

The Chair asked if Ms. Lopes has seen the memo from the fire marshal. Ms. Lopes stated that she spoke with him on Friday, and he asked her to come to him with new plans that address the

size of the doors, but clarified that the issue arose because he did not realize there were 4 doors rather than 2.

The Chair asked if a coastal review was requested. Mr. Buckley answered in that affirmative, but that the letter had not yet been received. Commissioner Walker suggested that they prod Mr. Gaucher via email for his response to the application. Mr. Buckley stated that they can approve the item conditionally, contingent on receiving the letter.

Commissioner Morton asked if there is proper in-ground oil disposal in the kitchen. Ms. Lopes stated that she plans on addressing this issue.

There was some discussion about whether to continue the item to wait for Mr. Gaucher's letter or to finish the hearing, and should it be approved, have it carry a condition relating to the anticipated letter. The Chair stated that they could proceed with the hearing.

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

Vic Marrera came forward and voiced his support for the application.

Valerie King came forward and stated that she hopes the commission approves the application, as a banquet hall is very welcome and needed in the area.

The Chair asked if anyone would like to speak in opposition.

George Massey came forward and stated that he owns Massey Fuel, and that he is not opposed to the application, but is concerned regarding the traffic it could introduce. He stated that the site is around the corner from Logan, and that there are a lot of trucks and traffic, and no on-street parking.

Commissioner Filotei asked about the accessibility of the adjacent road behind the site. Mr. Massey stated that the road hasn't been viable for several years.

Commissioner Walker asked about truck traffic. Mr. Massey stated that trucks come through off of the road and sometimes get fuel at the station by coming around Logan and into the back. Commissioner Walker asked what times the trucks come through, and Mr. Massey stated that the trucks can come through at any time, as the fuel station is open 24/7.

The Chair asked if Ms. Lopes would like to offer a rebuttal.

Ms. Lopes stated that the banquet hall is only open on Friday, Saturday, and Sunday, curtailing many of the traffic concerns. She stated that they have 67 parking spaces on site, and that the owner of the property plans on making some on-street parking available and safe.

Commissioner Fedele asked how many people the hall serves, and Ms. Lopes stated that the hall can accommodate 500 seated and 1,000 standing.

The Chair closed the hearing on 40 Logan Street.

**(16-20) 1077 Huntington Tpke – Petition of Robert DiScala – Seeking a site plan review to permit the establishment of a professional single office use in the existing 1-family dwelling in an R-A zone.**

Atty. Raymond Rizio came forward to speak on the item. He stated that they are seeking a site plan review for consistency after going to the ZBA and receiving a use waiver. He stated that the site is right next to a strip mall center, and that the property's intended use is for a professional service, such as an insurance agent. Atty. Rizio stated that there is proper parking, and that the site is across the street from a commercial loading area. He stated that the use is low intensity, there is plenty of parking, and that there is plenty of buffering from the neighboring properties as a result of a retaining wall and a 39 foot gap from the edge of the parking lot to the property line. He stated that Mr. Guevara found that their plan fits the site plan review standards and recommends the application be approved.

The Chair asked if they had the conditions from the ZBA's approval. Mr. Buckley stated that the conditions were that the execution of the plans be in strict accord with submitted plans, that all appropriate permits be filed for, and that plans be filed. Atty. Rizio stated that those conditions will be recorded and will run with the land. Atty. Rizio further stated that the neighbors have no issues with the proposed use and prefer it.

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 Chair closed the hearing on 1077 Huntington Turnpike.

**(16-24) 1285 Boston Ave. – Petition of General Electric Company – Seeking a change of zone from R-C to I-L (Block 1901, Lot 1) beginning at a ¾" rebar found, S 74°10'46" E a distance of 437.95' to a GE medallion monument found, thence the following courses and distances: N 74°10'46" W a distance of 376.36' to a point; thence N 20°19'25" E a distance of 302.16' to a point; thence S 72°31'18" E a distance of 136.37' to a point; Thence S**



**73°41'08" E a distance of 63.35' to a GE medallion monument found; thence S 74°02'32" E a distance of 153.57' to a concrete monument found; thence S 15°56'04" W a distance of 296.37' to a ¾" rebar found; being the point and place of beginning; Said area contains 108,634.41 sq. ft. or 2.49 acres +/-.** Also seeking a text amendment of Sec. 11-3-4-a, to include additional landscaping standards for lots abutting a residential zone.

Lisa Viner came forward on behalf of General Electric and stated that they own 77 acres on Austin Avenue, which was subdivided into 2 parcels in 2014. She stated that one parcel is the 17 acres where the new high school will go, while the remaining 60 acres is the subject of tonight's application. She stated that GE has agreed to provide an easement for the installation, operation and maintenance of a solar panel system to service the future school, and that they have entered into a power purchase agreement with the City of Bridgeport. After doing their due diligence on the site, they discovered a small amount of the solar panel zone that has been designated as an R-C Zone, an anomaly, as the rest of the site is another use. She stated that this is likely an inadvertent mistake, as it is a small area and is the only one of its kind in the full 77 acre zone.

Ms. Viner stated that the text amendment is to address a current issue in the statutes regarding buffers. She stated that the regulations currently require a ten foot buffer in any industrial use that abuts a residential zone. She stated that they are proposing that the commission should determine the area and type of screening, which would account for situations such as those in this application, where traditional screening would be problematic regarding the function of the solar panels. Ms. Viner stated that she would like to come to them with a proposal for a hedge-link fence for this application in particular. She stated that if the commission sees fit to approve the text amendment, they will return next month for a site plan review and special permit applications.

Commissioner Fedele asked if they plan to erect a 6 foot chain link fence with barbed wire. Ms. Viner stated that they could do so if that were the commission's preference. There was some discussion as to whether or not barbed wire was permitted, and it was established that barbed wire is permitted, while razor wire is not.

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 Chair closed the hearing on 1285 Boston Avenue.

**(16-25) 3171 Fairfield Ave. – Petition of MMO Associates, LLC - Seeking a special permit and a site plan review to permit the addition of live entertainment, consisting of small 3-piece bands, karaoke and DJs in the existing full service restaurant with a patio for dining in an OR zone.**

Atty. Rizio stated that the people at True North took over and rebranded the site from its old use as a gas station and have since turned it into a beautiful restaurant. He stated that the application would allow a small entertainment with a DJ, small band or karaoke occasionally at night. He stated that they plan on having performers in one of two places- in the bar or the corner of the establishment. He stated that they will agree to conditions of approval stating that there be no adult entertainment.

Commissioner Morton asked if they would be amenable to a stipulation that there be no adult entertainment on the premises, and Atty. Rizio answered in the affirmative.

Commissioner Filotei asked if there are entertainment plans for the patio. Atty. Rizio answered in the negative, and stated that he is amenable to a condition that all entertainment be inside the building.

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 Chair closed the hearing on 3171 Fairfield Avenue.

### **DECISION SESSION**

**16-26 RE: 134 LOGAN STREET – REQUESTING UNDER SEC. 8-24 OF THE CONNECTICUT GENERAL STATUTE, A FAVORABLE RECOMMENDATION TO THE CITY COUNCIL FOR THE SALE OF A CITY-OWNED PARCEL IN AN I-L ZONE.**

**\*\* COMMISSIONER WALKER MOVED TO FAVORABLY RECOMMEND ITEM 16-26 RE: 134 LOGAN STREET – REQUESTING UNDER SEC. 8-24 OF THE CONNECTICUT GENERAL STATUTE, A FAVORABLE RECOMMENDATION TO THE CITY COUNCIL FOR THE SALE OF A CITY-OWNED PARCEL IN AN I-L ZONE TO THE CITY COMMON COUNCIL.**

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

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

**16-22 RE: 48 TROWEL STREET – REQUESTING UNDER SEC. 8-24 OF THE CONNECTICUT GENERAL STATUTE, A FAVORABLE RECOMMENDATION TO THE CITY COUNCIL FOR THE SALE OF A CITY-OWNED PARCEL IN AN R-BB ZONE.**

**\*\* COMMISSIONER MORTON MOVED TO FAVORABLY RECOMMEND ITEM 16-22 RE: 48 TROWEL STREET – REQUESTING UNDER SEC. 8-24 OF THE CONNECTICUT GENERAL STATUTE, A FAVORABLE RECOMMENDATION TO THE CITY COUNCIL FOR THE SALE OF A CITY-OWNED PARCEL IN AN R-BB ZONE TO THE CITY COMMON COUNCIL.**

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

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

**16-23 RE: TEXT AMENDMENT – SEEKING TO AMEND ARTICLE 2 (DEFINITIONS) AND TABLE 6.4.5, THAT NONPROFIT RELIGIOUS INSTITUTIONS BE PERMITTED TO LEASE KITCHEN FACILITIES FOR LIMITED COMMERCIAL USE TO SMALL FOOD BASED LOCAL BUSINESSES.**

**\*\* COMMISSIONER FILOTEI MOVED TO CONTINUE ITEM 16-23 RE: TEXT AMENDMENT – SEEKING TO AMEND ARTICLE 2 (DEFINITIONS) AND TABLE 6.4.5, THAT NONPROFIT RELIGIOUS INSTITUTIONS BE PERMITTED TO LEASE KITCHEN FACILITIES FOR LIMITED COMMERCIAL USE TO SMALL FOOD BASED LOCAL BUSINESSES.**

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

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

**Item 16-23 is continued to Tuesday, May 31, 2016.**

**16-18 RE: 1 ATLANTIC STREET – SEEKING A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO PERMIT THE PLACEMENT OF A NEW FUEL STORAGE TANK AND THE ELIMINATION OF SEVEN (7) EXISTING FUEL STORAGE TANKS AND SITE REMEDIATION AT THE EXISTING POWER PLANT IN AN I-H AND I-L ZONES AND COASTAL AREA.**

**\*\* COMMISSIONER MORTON MOVED TO APPROVE ITEM 16-18 RE: 1 ATLANTIC STREET – SEEKING A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO PERMIT THE PLACEMENT OF A NEW FUEL STORAGE TANK AND THE ELIMINATION OF SEVEN (7) EXISTING FUEL STORAGE TANKS AND SITE REMEDIATION AT THE EXISTING POWER PLANT IN AN I-H AND I-L ZONES AND COASTAL AREA WITH THE FOLLOWING CONDITIONS:**

- 1. THE APPLICANT SHALL COMPLY WITH ALL LOCAL AND STATE REGULATORY AGENCIES.**

2. REDEVELOPMENT OF THE SUBJECT SITE SHALL BE IN STRICT ACCORD WITH THE PLANS SUBMITTED TO AND APPROVED BY THE COMMISSION.

FOR THE FOLLOWING REASONS:

1. THE PROJECT AS APPROVED WILL HAVE NO UNACCEPTABLE IMPACT ON THE COASTAL AREA AND COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT.

\*\* 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 May 2, 2017.**

**16-19 RE: 40 LOGAN STREET – SEEKING A SPECIAL PERMIT, A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A BANQUET HALL FACILITY IN THE EXISTING WAREHOUSE IN AN I-L ZONE AND COASTAL AREA.**

\*\* COMMISSIONER WALKER MOVED TO APPROVE ITEM 16-19 RE: 40 LOGAN STREET – SEEKING A SPECIAL PERMIT, A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A BANQUET HALL FACILITY IN THE EXISTING WAREHOUSE IN AN I-L ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITIONS:

1. ALL RENOVATIONS AND TENANT FIT-UPS SHALL COMPLY WITH THE BASIC BUILDING AND FIRE CODE OF THE STATE OF CT.
2. THE APPLICANT SHALL FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.

FOR THE FOLLOWING REASONS:

1. THE PROJECT AS APPROVED COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5 AND THE SPECIAL PERMIT STANDARDS OF 14-4-4 AND WILL NOT HAVE ANY UNACCEPTABLE ADVERSE IMPACTS ON THE COASTAL AREA.

\*\* COMMISSIONER RODRIGUEZ SECONDED THE MOTION.

\*\* MOTION PASSED WITH ONE (1) VOTE IN OPPOSITION (FILOTEI).

**The expiration date of the Special Permit approval, as required under Sec. 14-4-5 and the Coastal Site plan review, as required under 14-3-4 of the Zoning Regulations of the City of Bridgeport, CT have been established as May 2, 2017.**

**16-20 RE: 1077 HUNTINGTON TURNPIKE – SEEKING A SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A PROFESSIONAL SINGLE OFFICE USE IN THE EXISTING 1-FAMILY DWELLING IN AN R-A ZONE.**

**\*\* COMMISSIONER WALKER MOVED TO APPROVE ITEM 16-20 RE: 1077 HUNTINGTON TURNPIKE – SEEKING A SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A PROFESSIONAL SINGLE OFFICE USE IN THE EXISTING 1-FAMILY DWELLING IN AN R-A ZONE FOR THE FOLLOWING REASON:**

- 1. THE PROJECT AS APPROVED COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5.**

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

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

**16-21 RE: TEXT AMENDMENT – 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.**

**\*\* COMMISSIONER FEDELE MOVED TO DEFER ITEM 16-21 RE: TEXT AMENDMENT – 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.**

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

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

**16-24 RE: 1285 BOSTON AVENUE (ZONE CHANGE & TEXT AMENDMENT) – SEEKING A CHANGE OF ZONE FROM R-C TO I-L (BLOCK 1901, LOT 1) BEGINNING AT A ¾” REBAR FOUND, S 74°10’46” E A DISTANCE OF 437.95’ TO A GE MEDALLION MONUMENT FOUND, THENCE THE FOLLOWING COURSES AND DISTANCES: N 74°10’46” W A DISTANCE OF 376.36’ TO A POINT; THENCE N 20°19’25” E A DISTANCE OF 302.16’ TO A POINT; THENCE S 72°31’18” E A DISTANCE OF 136.37’ TO A POINT; THENCE S 73°41’08” E A DISTANCE OF 63.35’ TO A GE MEDALLION MONUMENT FOUND; THENCE S 74°02’32” E A DISTANCE OF 153.57’ TO A CONCRETE MONUMENT FOUND; THENCE S 15°56’04” W A DISTANCE OF 296.37’ TO A ¾” REBAR FOUND; BEING THE POINT AND PLACE OF BEGINNING; SAID AREA CONTAINS 108,634.41 SQ. FT. OR 2.49 ACRES +/-.**

**\*\* COMMISSIONER FEDELE MOVED TO APPROVE ITEM 16-24 RE: 1285 BOSTON AVENUE (ZONE CHANGE) – SEEKING A CHANGE OF ZONE FROM R-C TO I-L (BLOCK 1901, LOT 1) BEGINNING AT A ¾” REBAR FOUND, S 74°10’46” E A DISTANCE OF 437.95’ TO A GE MEDALLION MONUMENT FOUND, THENCE THE FOLLOWING COURSES AND DISTANCES: N 74°10’46” W A DISTANCE OF 376.36’ TO A POINT; THENCE N 20°19’25” E A DISTANCE OF 302.16’ TO A POINT; THENCE S 72°31’18” E A DISTANCE OF 136.37’ TO A POINT; THENCE S 73°41’08” E A DISTANCE OF 63.35’ TO A GE MEDALLION MONUMENT FOUND; THENCE S 74°02’32” E A DISTANCE OF 153.57’ TO A CONCRETE MONUMENT FOUND; THENCE S 15°56’04” W A DISTANCE OF 296.37’ TO A ¾” REBAR FOUND; BEING THE POINT AND PLACE OF BEGINNING; SAID AREA CONTAINS 108,634.41 SQ. FT. OR 2.49 ACRES +/- FOR THE FOLLOWING REASON:**

- 1. THE PROPERTY IS CURRENTLY IN BOTH RESIDENTIAL AND LIGHT INDUSTRIAL ZONES AND THE PROBABILITY OF BEING DEVELOPED INTO HOUSING IS UNLIKELY.**

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

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

**The Zone Change is approved with the effective date of May 2, 2016.**

**16-24 RE: SEEKING A TEXT AMENDMENT OF SEC. 11-3-4-A, TO INCLUDE ADDITIONAL LANDSCAPING STANDARDS FOR LOTS ABUTTING A RESIDENTIAL ZONE.**

**\*\* COMMISSIONER MORTON MOVED TO CONTINUE ITEM 16-24 RE: SEEKING A TEXT AMENDMENT OF SEC. 11-3-4-A, TO INCLUDE ADDITIONAL LANDSCAPING STANDARDS FOR LOTS ABUTTING A RESIDENTIAL ZONE.**

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

**The text amendment has been continued to Tuesday, May 31, 2016.**

**16-25 RE: 3171 FAIRFIELD AVENUE – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE ADDITION OF LIVE ENTERTAINMENT, CONSISTING OF SMALL 3-PIECE BANDS, KARAOKE AND DJS IN THE EXISTING FULL SERVICE RESTAURANT WITH A PATIO FOR DINING IN AN OR ZONE.**

**\*\* COMMISSIONER FILOTEI MOVED TO APPROVE ITEM 16-25 RE: 3171 FAIRFIELD AVENUE – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE ADDITION OF LIVE ENTERTAINMENT, CONSISTING OF SMALL 3-PIECE BANDS, KARAOKE AND DJS IN THE EXISTING FULL SERVICE RESTAURANT WITH A PATIO FOR DINING IN AN OR ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE ENTERTAINMENT IS LIMITED TO SMALL BANDS (MAXIMUM OF 3 MUSICIANS), DJS AND KARAOKE.**
- 2. ALL ENTERTAINMENT IS TO BE WITHIN THE BUILDING.**
- 3. ANY ENTERTAINMENT ON THE PATIO IS STRICTLY PROHIBITED.**

**FOR THE FOLLOWING REASONS:**

- 1. THIS APPROVAL WILL HAVE NO ADVERSE IMPACT ON THE IMMEDIATE AREA.**

**\*\* 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 have been established as May 2, 2017.**

### **OTHER BUSINESS**

**(OB-1) 62 & 80 Cherry St., 1325-1341 Railroad Ave., 375-437 Howard Ave. – Petition of Bhagya Realty Holding, LLC – Seeking a 1-year extension of time for a special permit approval that expired on 05/19/15.**

**(OB-2) 1136 – 1160 Main St – Petition of 1136-1162 Main Street Managers, LLC – Seeking a 1-year extension of time of an approved coastal site plan review that expired on 04/21/15.**

- \*\* COMMISSIONER WALKER MOVED TO APPROVE ITEM (OB-1) 62 & 80 CHERRY ST., 1325-1341 RAILROAD AVE., 375-437 HOWARD AVE. – PETITION OF BHAGYA REALTY HOLDING, LLC – SEEKING A 1-YEAR EXTENSION OF TIME FOR A SPECIAL PERMIT APPROVAL THAT EXPIRED ON 05/19/15 AND ITEM (OB-2) 1136 – 1160 MAIN ST – PETITION OF 1136-1162 MAIN STREET MANAGERS, LLC – SEEKING A 1-YEAR EXTENSION OF TIME OF AN APPROVED COASTAL SITE PLAN REVIEW THAT EXPIRED ON 04/21/15.**
- \*\* COMMISSIONER MORTON SECONDED THE MOTION.**
- \*\* MOTION PASSED UNANIMOUSLY.**

**The new expiration date of the special permit concerning 62 & 80 Cherry Street, 1325 & 1341 Railroad Avenue, 375 & 437 Howard Avenue has been established as May 2, 2017.**

**The new expiration date of the special permit concerning 1136-1160 Main Street has been established as May 2, 2017.**

### **APPROVAL OF MINUTES**

#### **Minutes of March 28, 2016**

- \*\* COMMISSIONER MORTON MOVED TO APPROVE THE MEETING MINUTES OF THE MARCH 28, 2016 MEETING.**
- \*\* COMMISSIONER RODRIGUEZ SECONDED THE MOTION.**
- \*\* MOTION PASSED UNANIMOUSLY.**

### **ADJOURNMENT**

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

The meeting ended at 8:48 PM.

Respectfully submitted,

Catherine Ramos  
Telesco Secretarial Services

City of Bridgeport  
Planning and Zoning Commission  
Regular Meeting  
April 25, 2016