

**CITY OF BRIDGEPORT
PLANNING AND ZONING COMMISSION
REGULAR MEETING
AUGUST 29, 2016**

Attendance: Melville Riley, Chair; Tom Fedele; Barbara Freddino; Carlos Moreno; Bob Filotei

Staff: Dennis Buckley, Zoning Official; Atty. Ed Schmidt, Associate City's Attorney;

CALL TO ORDER

Chairman Riley called the meeting to order at 6:45 p. m. A quorum was present.

NEW BUSINESS

(16-47) 15 Grant St. – Petition of Miriam DeJesus – Seeking a special permit and a site plan review to reestablish a used car dealership and issuance of a used car dealership license in one half (5,000 sq. ft.) of the existing building and reestablish a motor vehicle recycling and disassembly business in the remaining 5,000 sq. ft. of building space in an I-L zone.

Atty. Rizio came forward to request a deferment of the petition.

(16-46) 3020, 3024, 3044 Fairfield Ave. – Petition of Joseph Formato – Seeking a site plan review and a coastal site plan review to permit the construction of a 2 ½ story 14,789 sq. ft. mixed use building in an OR zone and coastal area.

Atty. Stewart Silas came forward in favor of the petition. He stated that he has taken note of the Fire Marshall's recommendations, and shall do what was recommended. He stated that there can be anywhere from one to five stores at the site depending on the occupants.

A letter from Mr. John Gaucher of the State of Connecticut Department of Energy and Environmental Protection's Office of Long Island Sound Programs was read into the record. He stated in the letter that he has no comment on this petition.

CONSENT AGENDA

(CA-1) 1 Bass Pro Dr. – Petition of TMBC, LLC d/b/a Tracker Boat Center – Seeking the issuance of a DMV new car dealership license to permit the sale of new boat trailers at the existing sports equipment retail establishment in the PDD zone.

This item was taken off of the consent agenda. Commissioner Freddino stated that she supports approval of the petition if it only permits the sale of new boat trailers, and not include the sale of automobiles.

**** COMMISSIONER FREDDINO MOVED TO APPROVE ITEM 1 BASS PRO DR. – PETITION OF TMBC, LLC D/B/A TRACKER BOAT CENTER – SEEKING THE ISSUANCE OF A DMV NEW CAR DEALERSHIP LICENSE TO PERMIT THE SALE OF NEW BOAT TRAILERS AT THE EXISTING SPORTS EQUIPMENT RETAIL ESTABLISHMENT IN THE PDD ZONE WITH THE FOLLOWING CONDITIONS:**

The approval and issuance of a new motor vehicle license is strictly to accommodate the sale of new boat trailers.

FOR THE FOLLOWING REASON:

Complies with the state of CT Department of Motor Vehicle Requirements.

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

(CA-2) 25 Radel St. – Petition of Supreme Auto, LLC – Seeking to waive the public hearing requirement and grant under Sec. 14-54 of the CT. General Statutes an amended certificate of approval of location for the continued use of the existing used car dealership and the issuance of a general repairer’s license under new ownership in an I-L zone.

The item was taken off the consent agenda.

**** COMMISSIONER FILOTEI MOVED TO DENY ITEM 25 RADEL ST. – PETITION OF SUPREME AUTO, LLC – SEEKING TO WAIVE THE PUBLIC HEARING REQUIREMENT AND GRANT UNDER SEC. 14-54 OF THE CT. GENERAL STATUTES AN AMENDED CERTIFICATE OF APPROVAL OF LOCATION FOR THE CONTINUED USE OF THE EXISTING USED CAR DEALERSHIP AND THE ISSUANCE OF A GENERAL REPAIRER’S LICENSE UNDER NEW OWNERSHIP IN AN I-L ZONE FOR THE FOLLOWING REASON:**

The applicant shall submit additional site plans for a full hearing before the Commission and be prepared to justify the transfer of ownership to a new operator.

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

(16-46) 3020, 3024, 3044 Fairfield Ave. – Petition of Joseph Formato – Seeking a site plan review and a coastal site plan review to permit the construction of a 2 ½ story 14,789 sq. ft. mixed use building in an OR zone and coastal area.

**** COMMISSIONER FREDDINO MOVED TO APPROVE ITEM (16-46) 3020, 3024, 3044 FAIRFIELD AVE. – PETITION OF JOSEPH FORMATO – SEEKING A SITE PLAN REVIEW**

AND A COASTAL SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 2 ½ STORY 14,789 SQ. FT. MIXED USE BUILDING IN AN OR ZONE AND COASTAL AREA WIUTH THE FOLLOWING CONDITIONS:

1. The development of the project shall be in strict accord with the plans submitted to and approved by the Commission.
2. The petitioner shall incorporate all of the City Engineer’s recommendation noted in his letter of 08/04/16.

FOR THE FOLLOWING REASONS:

1. The site plan review as approved is in compliance with Sec. 14-2-5 of the Zoning regulations.
2. The granting of this petition will have no unacceptable impact on the coastal area.

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 September 5, 2017.

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

(16-47) 15 Grant St. – Petition of Miriam DeJesus – Seeking a special permit and a site plan review to reestablish a used car dealership and issuance of a used car dealership license in one half (5,000 sq. ft.) of the existing building and reestablish a motor vehicle recycling and disassembly business in the remaining 5,000 sq. ft. of building space in an I-L zone.

**** COMMISSIONER FREDDINO MOVED TO DEFER TO SEPTEMBER 26, 2016 ITEM (16-47) 15 GRANT ST. – PETITION OF MIRIAM DEJESUS – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO REESTABLISH A USED CAR DEALERSHIP AND ISSUANCE OF A USED CAR DEALERSHIP LICENSE IN ONE HALF (5,000 SQ. FT.) OF THE EXISTING BUILDING AND REESTABLISH A MOTOR VEHICLE RECYCLING AND DISASSEMBLY BUSINESS IN THE REMAINING 5,000 SQ. FT. OF BUILDING SPACE IN AN I-L ZONE.**

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

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE COMMISSION

Mr. Buckley Dennis stated he was given the authority to sign letters extending the special permit for one year if it complied with the initial date. He stated that he received a letter from Cumberland Farm's attorney requesting that their special permit which will expire in October of this year be extended into 2017. They have applied for their permit so it is still a work in progress. Mr. Buckley stated that he did sign and send a letter extending the permit for a year.

Mr. Buckley stated that the Council of Churches has come forward with an application similar to the one regarding the use of kitchens in churches, which was recently denied. He is unsure if the request should be considered the same as the one that was previously heard or if this is a new item. He asked the commission if they wanted to wait for a legal opinion before putting it on the agenda. Discussion on the matter followed and it was decided to wait for the legal opinion.

**** COMMISSIONER FILOTEI MOVED TO ADJOURN THE MEETING.**
**** COMMISSIONER MORENO SENCENDED THE MOTION.**
**** THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 7:08 p. m.

Respectfully submitted,

Tom Blaney
Telesco Secretarial Services