

**CITY OF BRIDGEPORT
PLANNING AND ZONING COMMISSION
JANUARY 30, 2017**

ATTENDANCE: Melville Riley, Chair; Barbara Freddino; Tom Fedele; Robert Morton; Bob Filotei; Reginald Walker;

STAFF: Dennis Buckley, Zoning Official; Russell Liskov, Associate City's Attorney; Dan Brennan, Zoning Department

CALL TO ORDER

Chairman Riley called the meeting to order at 6:50 p. m. A quorum was present.

DEFERRED BUSINESS

D-2 (16-58) Text Amendment – Petition of Three Corners, LLC – Seeking to amend the liquor regulations of Sec. 12-10a, 12-10b and 12-10e and eliminate Sec. 12-10c and 12-10d and have all future liquor applicants seek special permits and site plan reviews, rather than variances in all retail zones.

D-3 (16-59) 1044 Brooklawn Ave. – Petition of Three Corners, LLC – Seeking a special permit and a site plan review to permit the establishment of package store use and the issuance of a package store liquor permit in the existing retail building in an OR zone.

Atty. Diane Lord came forward to request that Deferred Items 2 and 3 be deferred to the February meeting of the Planning & Zoning Commission.

CITY BUSINESS

(17-04) Text Amendment – Petition of Office of Planning & Economic Development (OPED) – Seeking to amend Table 8.A and 8.B for Citywide theater parking requirements in all zones.

Lynn Haig of the Bridgeport Office of Planning and Economic Development came forward in favor of the item. She stated that amending the theater parking requirements will make the requirements simpler. It will also bring Bridgeport's requirements in line with the requirements of surrounding municipalities. The amended requirements would require one parking space per 4 theater seats. She stated that the amendment would apply to all types of theaters in the city.

(17-05) Text Amendment – Petition of Office of Planning & Economic Development (OPED) – Seeking to amend Article 11 and Figure 11-A for Citywide reduction of size of perpendicular parking spaces in all zones.

Lynn Haig of the Bridgeport Office of Planning and Economic Development came forward in favor of the item. She stated that the current requirement for perpendicular parking spaces in all zones is 9' X 20'. The amendment would make the requirement 9' x 18'. She stated that the change would bring

Bridgeport in line with most municipalities that have a requirement of 9' x 18'. Making the required spaces smaller would perhaps allow developers to include a few more parking spots in their designs. She stated that the change in parking space size would not impact driver's ability to enter and exit their vehicles.

Atty. Raymond Rizio came forward in favor of the item. He stated that the amendment would help developers meet parking requirements while having no negative impact on drivers parking their vehicles.

No member of the public came forward in opposition to the item.

CONTINUED BUSINESS

C-1 (16-52) 1671 Fairfield Ave. – Petition of Edwin Lau d/b/a A+ Auto Service – Seeking a revised certificate of approval of location to establish a used car dealership use and the upgrade of a general repair license to a used car dealer license in the existing commercial building in an I-L zone.

Mr. Antonio Gourdet came forward in favor of the item. He stated that he feels the application is up to date. He stated that he cleaned up the area behind the building. He stated he complied with the suggestion to improve the landscaping. Up to ten cars can be stored on the lot and no cars will be parked on the street. He stated that no cars for sale will be parked on the street. He presented a diagram showing where cars would be parked on the lot. He stated that cars being repaired would be kept inside and that the Grove Street entrance will not be used.

No other member of the public came forward in favor of the item. No member of the public came forward in opposition.

DEFERRED BUSINESS

D-1 (16-53) Text Amendment – Petition of Council of Churches of Greater Bridgeport – Seeking to amend Article 2, Sec 2-2 definitions and Table 6, Sec. 6-4-5 religious institutions relating to the use of commercial kitchens by Special Permit located within houses of worship in office retail and downtown zones.

Mr. Robert Morton recused himself.

Atty. Joel Green came forward in favor of the item. He stated that the text amendment creates opportunity in the city. It enables start-ups to have a place to bake. It provides opportunity for people of all ages to bring forward new ideas and talents. They will have a chance to develop new businesses. He stated that the item applies only to churches in commercial zones and does not include churches in residential zones. The shared kitchens will be under the oversight of the Health Department as are the shared kitchens that are already operating in the city. The kitchens will be subject to the stringent review of the Health Department.

Atty. Green stated that religious institutions are struggling. This item would allow them to use their kitchens to generate revenue by renting them out. It adds to the tax base of the city. It creates a connection between churches and the community. He stated that if you create it, they will cook.

Atty. Green stated that churches will have to work with the tax accessor on the layout of the kitchen and which part of the building will be taxable or non-taxable. He stated that there are currently 65 churches in the city in non-residential zones. Twenty of them have kitchens.

Ms. Michelle McCabe of the Council of Churches of Greater Bridgeport came forward in favor of the item. She stated that the Council, in partnership with LifeBridge Community Services, is providing cooking classes. Being able to use the kitchens in churches allows students graduating from the classes to start small businesses. She stated that churches decide if they want to make their kitchens available.

Atty. Green stated that presumably there would be a signed lease in place between the churches and the person using the kitchen. He stated that no food would be consumed on the premises.

Mr. Buckley counted 21 members of the public in favor of the item.

Ms. Haig provided her staff report to the commission. She stated that **she** is in favor of approval. She stated that there would be a license for the person preparing the food. There would also be a license for the facility. She stated that she reviewed the revising presented by Atty. Green and that she is fine with the wording.

Mr. Bill Coleman came forward in favor of the item. He stated that he sees it as creative micro development. He stated that it is sound fiscal development keeping the scale in mind. Allowing the shared use kitchens is a modest proposal, but it attracts young people to the city. He stated that he urges approval of the item.

Ms. Anna Grier of the Food Policy Council came forward in favor of the item. She stated that it would have a great impact on the local community.

Atty. Green asked the commission to adopt this as amended because it is a win/win for those wishing to use the kitchen and the city.

No member of the public came forward in opposition.

NEW BUSINESS

(17-01) 404 Charles St. – Petition of T-Mobile Northeast, LLC – Seeking a site plan review to permit the installation of telecommunication antennas and equipment on the rooftop of the existing building in an R-C zone.

Atty. Mark Appleby came forward in favor of the item. He stated that this is similar to the item that was approved for 390 Charles Street in July. He stated that the 390 Charles Street proposal was not approved by the condo owners. 404 Charles Street is the building right next door. He stated that antennas are needed because they solve the problem of dropped calls in that area. He stated that equipment will be stored in the basement. A T-Mobile technician will have 24 hour access to the equipment. He stated that there will be installing a total of 12 antennas.

No member of the public came forward in opposition.

(17-02) 2316 Fairfield Ave. – Petition of Altezza, LLC – Seeking to grant under Sec. 14-54 of the CT General Statutes an amended certificate of approval of location for a used car dealership under new ownership in an OR zone.

Atty. Diane Lord came forward in favor of the item. She stated that the location has had a certificate of occupancy for at least 55 years. Past approvals showed no adverse impact on the neighborhood. She stated that she had a letter of support from Max Perez of the DECD. She stated that the new tenant will open a shop specializing in restoration of high end vehicles. Business will be done by appointment only so there will be low traffic entering and exiting the location. She stated that the new tenant hopes to have 6 employees.

Atty. Lord stated that no changes will be made to the building and all work on the cars will be done inside. No work will be done outside. She stated that 53 Hansen Avenue is used as a parking lot for visitors or employees.

Mr. Chris Taylor came forward in favor of the item. He stated that he is ok with the application as long as the new tenant does not cause parking problems on the street.

Mr. Nick Redugard came forward in opposition to the item. He stated that hazardous paint has been used to paint cars in the parking lot. He stated that paint chips fly into the air in the surrounding area. He stated that there is always work going on outdoors and it is a nightmare shop. He stated that he did not receive notice that this item would be on this evening's agenda.

Atty. Lord came forward and stated that the work done outside was done by the previous tenant. She stated that the only work done outside by Altezza was steam washing an engine.

(17-03) 480 Bunnell St. – Petition of Sharon Holding, Inc – Seeking a special permit, site plan review and a coastal site plan review to permit the warehousing and storage of containerized household goods in the existing pre-engineered 20,000 sq. ft. metal warehouse building in an I-L zone and coastal area.

Atty. Rizio came forward in favor of the item. He stated that the location is uniquely situated. The client has a large moving and storage facility in Stamford and this one will be similar. He stated that there will be no outside storage and no self-moving. Inside, everything will be in containers to keep household goods secure. The household items will be non-perishable. He stated that there are no residential areas around the location. He stated that there is on the street parking on Bunnell Street that is not needed. He stated that the construction equipment that is currently outside will be removed and there will be more than enough landscaping. He stated there will be no negative impact on neighbors or neighboring properties.

Mr. Chris Taylor came forward in favor of the item. He stated that you could not find a better location for a storage facility.

Mr. John Pinaro came forward in opposition to the item. He asked if the MDP members had been notified and if they approve or disapprove of the item. He also asked if the neighboring company that makes helicopter parts had been notified and if they approve or disapprove.

Atty. Rizio stated that he sent notices to neighboring businesses and that two notices had been put in the newspaper. He stated that he was not required to notify the MDP.

(17-06) 90 & 98 Hackley St. – Petition of Maura McNeil – Seeking a site plan review and a coastal site plan review to permit the construction of a single-family dwelling with an oversized garage in an R-B zone and coastal area.

Atty. Rizio came forward in favor of the item. He stated that the property is a single family home in and R-B zone and coastal area. He stated that Mr. Goucher wrote that the plan allows for an improvement of the wall and that the drainage structures can be moved to another location. Atty. Rizio stated that he agrees to move the drainage structures away from the slope. He stated that the dock is for a boat and his client has no intention of creating a marina.

(17-07) 112 Quarry St. – Petition of Giacobbe Construction, LLC – Seeking a zone change from R-A to R-C on a lot partially in both zones, as well as a 3-lot subdivision to be able to construct three (3) side-by-side 2-family dwellings in an R-C zone.

Atty. Rizio came forward in favor of the item. He stated that the plan reduces density and adds landscaping. He stated that the zone change will make the three side-by-side dwellings an R-C zone. He stated that there will be no infringement on the residential neighborhood behind it due to a 20 ft. drop in elevation. He stated that there will be grass between the units and there will be no stacked parking. He stated that the units will help solidify the neighborhood.

DECISION SESSION

CONSENT AGENDA

CA-1 1500 Barnum Ave. – Petition of Community Automotive, LLC – Seeking to waive the public hearing requirement under Sec. 14-54 of the CT General Statutes to permit the issuance of an amended certificate of approval of location for a used car dealership under new ownership in an I-L zone.

**** COMMISSIONER WALKER MOVED TO APPROVE 1500 BARNUM AVENUE – SEEKING TO WAIVE THE PUBLIC HEARING REQUIREMENT UNDER SEC. 14-54 OF THE CT GENERAL STATUTES TO PERMIT THE ISSUANCE OF AN AMENDED CERTIFICATE OF APPROVAL OF LOCATION FOR A USED CAR DEALERSHIP UNDER NEW OWNERSHIP IN AN I-L ZONE WITH THE FOLLOWING CONDITIONS:**

- **MOTOR VEHICLE CONDITIONS “D”**
- **APPLICANT SHALL ALSO COMPLY WITH ALL OF THE ESTABLISHED CONDITIONS OF THE PREVIOUS OWNER**

**** COMMISSIONER MORTON SECONDED THE MOTION**

**** THE MOTION PASSED UNANIMOUSLY.**

CA-2 773 State St. – Petition of Coastline Transmission/Aldo Willa – Seeking to waive the public hearing requirement under Sec. 14-54 of the CT General Statutes to permit the issuance of an amended certificate of approval of location for a used car dealership under new ownership in an MU-LI zone.

**** COMMISSIONER WALKER MOVED TO APPROVE 773 STATE STREET – SEEKING TO WAIVE THE PUBLIC HEARING REQUIREMENT UNDER SEC. 14-54 OF THE CT GENERAL STATUTES TO PERMIT THE ISSUANCE OF AN AMENDED CERTIFICATE OF APPROVAL OF LOCATION FOR A USED CAR DEALERSHIP UNDER NEW OWNERSHIP IN AN MU-LI ZONE WITH THE FOLLOWING CONDITION**

· MOTOR VEHICLE CONDITIONS “D”

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

**** THE MOTION PASSED UNANIMOUSLY.**

CITY BUSINESS

(17-04) TEXT AMENDMENTS – Seeking to amend Table 8.A and 8.B for Citywide theater parking requirements in all zones.

**** COMMISSIONER MORTON MOVED TO APPROVE (17-04) TEXT AMENDMENTS – SEEKING TO AMEND TABLE 8.A AND 8.B FOR CITYWIDE THEATER PARKING REQUIREMENTS IN ALL ZONES WITH THE DATE EFFECTIVE FEBRUARY 6, 2017.**

COMMISSIONER FEDELE SECONDED THE MOTION.

THE MOTION PASSED UNANIMOUSLY.

APPROVED WITH THE DATE EFFECTIVE FEBRUARY 6, 2017.

· ONE (1) SPACE FOR EVERY FOUR (4) SEATS.

(17-05) TEXT AMENDMENTS – SEEKING TO AMEND ARTICLE 11 AND FIGURE 11-A FOR CITYWIDE REDUCTION OF SIZE OF PERPENDICULAR PARKING SPACES IN ALL ZONES.

COMMISSIONER FEDELE MOVED TO APPROVE (17-05) TEXT AMENDMENTS – SEEKING TO AMEND ARTICLE 11 AND FIGURE 11-A FOR CITYWIDE REDUCTION OF SIZE OF PERPENDICULAR PARKING SPACES IN ALL ZONES. WITH THE DATE EFFECTIVE FEBRUARY 6, 2017.

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

**** THE MOTION PASSED UNANIMOUSLY.**

· REDUCED TO 18’ IN LENGTH, PERPENDICULAR SPACES ONLY.

(16-52) 1671 FAIRFIELD AVENUE – Seeking a revised certificate of approval of location to establish a used car dealership use and the upgrade of a general repair license to a used car dealer license in the existing commercial building in an I-L zone.

**** COMMISSIONER FEDELE MOVED TO APPROVE (16-52) 1671 FAIRFIELD AVENUE – SEEKING A REVISED CERTIFICATE OF APPROVAL OF LOCATION TO ESTABLISH A USED CAR DEALERSHIP USE AND THE UPGRADE OF A GENERAL REPAIR LICENSE TO A USED CAR DEALER LICENSE IN THE EXISTING COMMERCIAL BUILDING IN AN I-L ZONE. THE MAXIMUM NUMBER OF VEHICLES FOR SALE SHALL NOT EXCEED TEN (10) FOR ANY REASON.**

**** THE MOTION FAILED.**

**** COMMISSIONER FREDDINO MOVED TO APPROVE (16-52) 1671 FAIRFIELD AVENUE – SEEKING A REVISED CERTIFICATE OF APPROVAL OF LOCATION TO ESTABLISH A USED CAR DEALERSHIP USE AND THE UPGRADE OF A GENERAL REPAIR LICENSE TO A USED CAR DEALER LICENSE IN THE EXISTING COMMERCIAL BUILDING IN AN I-L ZONE. THE MAXIMUM NUMBER OF VEHICLES FOR SALE SHALL NOT EXCEED FIVE (5) FOR ANY REASON.**

**** THE MOTION FAILED.**

**** COMMISSIONER FEDELE MOVED TO APPROVE (16-52) 1671 FAIRFIELD AVENUE – SEEKING A REVISED CERTIFICATE OF APPROVAL OF LOCATION TO ESTABLISH A USED CAR DEALERSHIP USE AND THE UPGRADE OF A GENERAL REPAIR LICENSE TO A USED CAR DEALER LICENSE IN THE EXISTING COMMERCIAL BUILDING IN AN I-L ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE MAXIMUM NUMBER OF VEHICLES FOR SALE SHALL NOT EXCEED EIGHT (8) FOR ANY REASON.**
- 2. ANY DISPLAY OF VEHICLES OR TEMPORARY PARKING OF UNREGISTERED VEHICLES ON THE STREET IS ALSO PROHIBITED.**
- 3. THE DISPLAY AREA SHALL BE KEPT FREE OF JUNK PARTS AND DILAPIDATED VEHICLES.**
- 4. DMV CONDITIONS “C”**

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

**** THE MOTION PASSED WITH ONE VOTE IN OPPOSITION (COMMISSIONER FREDDINO)**

DEFERRED BUSINESS

(16-53) TEXT AMENDMENT – Seeking to amend Article 2, Sec 2-2 definitions and Table 6, Sec. 6-4-5 religious institutions relating to the use of commercial kitchens by Special Permit located within houses of worship in office retail and downtown zones.

**** COMMISSIONER WALKER MOVED TO APPROVE (16-53) TEXT AMENDMENT – SEEKING TO AMEND ARTICLE 2, SEC 2-2 DEFINITIONS AND TABLE 6, SEC. 6-4-5 RELIGIOUS INSTITUTIONS RELATING TO THE USE OF COMMERCIAL KITCHENS BY SPECIAL PERMIT LOCATED WITHIN HOUSES OF WORSHIP IN OFFICE RETAIL AND DOWNTOWN ZONES WITH THE FOLLOWING CONDITIONS:**

- 1. OFFICE RETAIL ZONES AND DOWNTOWN VILLAGE DISTRICTS ONLY:**
 - OR – OFFICE RETAIL**
 - OR-G – OFFICE RETAIL GENERAL**
 - OR-R – OFFICE RETAIL REGIONAL**
 - DVD-CORE**
 - DVD-CIVIC**

- DVD-BLVD (BOULEVARD)
- DVD-TOD (TRANSIT ORIENTED DEVELOPMENT)
- DVD-WF (WATERFRONT)

2. EACH FACILITY SHALL FILE AN APPLICATION FOR A SPECIAL PERMIT AND SITE PLAN REVIEW AND IF APPROVED, SHALL COMPLY WITH ALL REGULATORY AGENCIES.

3. FOOD PREPARATION SHALL ONLY BE FOR OFF-SITE SALES AND ANY ON-PREMISES FOOD CONSUMPTION IS STRICTLY PROHIBITED.

COMMISSIONER FEDELE SECONDED THE MOTION.

**** THE MOTION PASSED UNANIMOUSLY WITH ONE ABSTENTION (COMMISSIONER MORTON)**

APPROVED WITH THE EFFECTIVE DATE OF FEBRUARY 6, 2017

(16-58) TEXT AMENDMENT – Seeking to amend the liquor regulations of Sec. 12-10a, 12-10b and 12-10e and eliminate Sec. 12-10c and 12-10d and have all future liquor applicants seek special permits and site plan reviews, rather than variances in all retail zones.

**** COMMISSIONER WALKER MOVED TO GRANT A 2ND DEFERRAL TO FEBRUARY 27, 2017 FOR (16-58) TEXT AMENDMENT – SEEKING TO AMEND THE LIQUOR REGULATIONS OF SEC. 12-10A, 12-10B AND 12-10E AND ELIMINATE SEC. 12-10C AND 12-10D AND HAVE ALL FUTURE LIQUOR APPLICANTS SEEK SPECIAL PERMITS AND SITE PLAN REVIEWS, RATHER THAN VARIANCES IN ALL RETAIL ZONES.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

(16-59) 1044 Brooklawn Avenue – Seeking a special permit and a site plan review to permit the establishment of package store use and the issuance of a package store liquor permit in the existing retail building in an or zone.

**** COMMISSIONER WALKER MOVED TO GRANT A 2ND DEFERRAL TO FEBRUARY 27, 2017 (16-59) 1044 BROOKLAWN AVENUE – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF PACKAGE STORE USE AND THE ISSUANCE OF A PACKAGE STORE LIQUOR PERMIT IN THE EXISTING RETAIL BUILDING IN AN OR ZONE.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

NEW BUSINESS

(17-01) 404 CHARLES STREET – Seeking a site plan review to permit the installation of telecommunication antennas and equipment on the rooftop of the existing building in an R-C zone.

**** COMMISSIONER MORTON MOVED TO APPROVE (17-01) 404 CHARLES STREET – SEEKING A SITE PLAN REVIEW TO PERMIT THE INSTALLATION OF TELECOMMUNICATION ANTENNAS AND EQUIPMENT ON THE ROOFTOP OF THE EXISTING BUILDING IN AN R-C ZONE WITH THE FOLLOWING CONDITIONS:**

1. ALL EQUIPMENT TO THE SIDE OF THE BUILDING MUST BE PAINTED TO BLEND IN WITH THE EXTERIOR COLOR OF THE BUILDING.
2. THE INSTALLATION OF THE TELECOMMUNICATION EQUIPMENT SHALL BE IN STRICT ACCORD WITH THE PLAN SUBMITTED TO AND APPROVED BY THE COMMISSION.
3. ADDITIONAL EQUIPMENT INSTALLATION AT THIS SITE WILL REQUIRE A SITE PLAN REVIEW.

FOR THE FOLLOWING REASONS:

1. THE PETITION AS APPROVED COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5.
2. NEW TELECOMMUNICATION EQUIPMENT PROVIDES INCREASED SERVICE TO AREA CITY RESIDENTS WHO SUBSCRIBE TO T-MOBILE SERVICES.
3. THE APPROVAL OF THIS PETITION WILL HAVE NO NEGATIVE IMPACT ON THE NEIGHBORHOOD.

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

(17-02) 2316 FAIRFIELD AVENUE – Seeking to grant under Sec. 14-54 of the CT General Statutes an amended certificate of approval of location for a used car dealership under new ownership in an OR zone.

**** COMMISSIONER WALKER MOVED TO APPROVE (17-02) 2316 FAIRFIELD AVENUE – SEEKING TO GRANT UNDER SEC. 14-54 OF THE CT GENERAL STATUTES AN AMENDED CERTIFICATE OF APPROVAL OF LOCATION FOR A USED CAR DEALERSHIP UNDER NEW OWNERSHIP IN AN OR ZONE WITH THE FOLLOWING CONDITIONS:**

1. PARKING LOT SHALL BE CLEARED OF ALL TRAILERS, EQUIPMENT, DILAPIDATED VEHICLES AND STRIPED IN ACCORDANCE WITH SEC. 11A, 45 DEGREE PARKING LAYOUT.
2. PARKING LOT SHALL BE UTILIZED BY CUSTOMER AND STAFF OF THE FACILITY ONLY.
3. ANY STORAGE, WORK OR USE OF THE PARKING LOT, OTHER THAN WHAT IS EMPHASIZED IN THE ABOVE CONDITION #2, IS STRICTLY PROHIBITED.
4. PARKING OF ANY VEHICLES ON THE CONCRETE OR ASPHALT SIDEWALKS ALONG THE FAIRFIELD AVENUE AND HANSEN AVENUE FRONTAGES IS STRICTLY PROHIBITED.
5. FOUR (4) PLANTERS WITH 3' ARBORVITAE SHALL BE PLACED IN FRONT OF THE SUBJECT PREMISES AND PROPERLY MAINTAINED.
6. K7 FORM SHALL BE RELEASED UPON FULL COMPLIANCE WITH THESE CONDITIONS OF APPROVAL.

FOR THE FOLLOWING REASONS:

1. THE SUBJECT PREMISES WAS CONSTRUCTED AS AN AUTOMOTIVE DEALERSHIP DECADES AGO.
2. ANTIQUE AUTOMOTIVE SALES AND RESTORATIONS WILL CONTINUE A WELL ESTABLISHED USE.

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

480 BUNNELL STREET – Seeking a special permit, site plan review and a coastal site plan review to permit the warehousing and storage of containerized household goods in the existing pre-engineered 20,000 sq. ft. metal warehouse building in an I-L zone and coastal area.

**** COMMISSIONER MORTON MOVED TO APPROVE 480 BUNNELL STREET – SEEKING A SPECIAL PERMIT, SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO PERMIT THE WAREHOUSING AND STORAGE OF CONTAINERIZED HOUSEHOLD GOODS IN THE EXISTING PRE-ENGINEERED 20,000 SQ. FT. METAL WAREHOUSE BUILDING IN AN I-L ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITIONS:**

THE PETITIONER SHALL LANDSCAPE THE PROPERTY AND LOT, IN CONFORMANCE WITH THE PLAN APPROVE BY THE COMMISSION.

FOR THE FOLLOWING REASONS:

- 1. THE PROJECT AS APPROVED COMPLIES WITH THE SPECIAL PERMIT STANDARDS OF SEC. 14-4-4, AS WELL AS THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5.**
 - 2. AS TO THE COASTAL SITE PLAN REVIEW, THE PROJECT AS APPROVED WILL HAVE NO UNACCEPTABLE IMPACT ON THE COASTAL AREA.**
- ** COMMISSIONER WALKER SECONDED THE MOTION.**
**** THE MOTION PASSED UNANIMOUSLY.**

THE EXPIRATION DATE OF THE SPECIAL PERMIT APPROVAL, AS REQUIRED UNDER SEC. 14-4-5 AND THE COASTAL SITE PLAN REVIEW, AS REQUIRED UNDER SEC. 14-3-4 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT, CT HAVE BOTH BEEN ESTABLISHED AS FEBRUARY 6, 2018.

(17-06) 90 (98) HACKLEY STREET – Seeking a site plan review and a coastal site plan review to permit the construction of a single-family dwelling with an oversized garage in an R-B zone and coastal area.

**** COMMISSIONER FILOTEI MOVED TO APPROVE (17-06) 90 (98) HACKLEY STREET – SEEKING A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A SINGLE-FAMILY DWELLING WITH AN OVERSIZED GARAGE IN AN R-B ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITIONS:**

- 1. THE APPLICANT SHALL RELOCATE THE SITE DRAINAGE GALLEY AS RECOMMENDED BY THE STATE OF CT ENVIRONMENTAL ANALYST, JOHN GAUCHER, IN HIS EMAIL DATED 01/25/17.**
- 2. THE DEVELOPMENT OF THE SUBJECT PREMISES SHALL BE IN STRICT ACCORD WITH THE PLANS SUBMITTED TO AND APPROVED BY THE COMMISSION.**
- 3. THE PROPOSED DOCK SHALL BE FOR RESIDENTIAL RECREATIONAL USES ONLY.**

(REMINDER: TIDAL WETLAND PLANTINGS ARE TO BE INSTALLED NO LATER THAN JUNE 1, 2017 AND THE INSTALLATION OF THE RECONSTRUCTED DOCK FALLS UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS.)

FOR THE FOLLOWING REASONS:

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1. THE PROJECT AS APPROVED COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5.
2. AS TO THE COASTAL SITE PLAN REVIEW, THIS PROJECT WILL HAVE NO NEGATIVE IMPACT ON THE COASTAL AREA.

** COMMISSIONER WALKER SECONDED THE MOTION.
** THE 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 FEBRUARY 6, 2018.

(17-07) 112 QUARRY STREET – Seeking a zone change from R-A to R-C on a lot partially in both zones, as well as a 3-lot subdivision to be able to construct three (3) side-by-side 2-family dwellings in an R-C zone.

** COMMISSIONER FILOTEI MOVED TO APPROVE (17-07) 112 QUARRY STREET – SEEKING A ZONE CHANGE FROM R-A TO R-C ON A LOT PARTIALLY IN BOTH ZONES, AS WELL AS A 3-LOT SUBDIVISION TO BE ABLE TO CONSTRUCT THREE (3) SIDE-BY-SIDE 2-FAMILY DWELLINGS IN AN R-C ZONE. WITH THE FOLLOWING CONDITIONS:

1. THE APPLICANT SHALL FILE AN A-2 SURVEY MAPS ON THE LAND RECORDS OF THE CITY OF BRIDGEPORT ESTABLISHING THESE NEW NONCONFORMING LOTS.
2. THE DEVELOPMENT OF THESE THREE PARCELS SHALL BE IN STRICT ACCORD WITH THE PLANS SUBMITTED TO AND APPROVED BY THE COMMISSION.
3. THE PETITIONER SHALL FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT FOR EACH SIDE-BY-SIDE FAMILY DWELLING.

FOR THE FOLLOWING REASONS:

1. HARDSHIP EXISTS IN THE TOPOGRAPHY OF THE PARCEL, AS WELL AS BEING IN TWO DIFFERENT ZONES.
2. THREE SIDE-BY-SIDE TWO-FAMILY DWELLINGS ARE LESS INTENSIVE THAN AN APARTMENT BUILDING CONTAINING 7-RESIDENTIAL UNITS, WHICH COULD BE CONSTRUCTED AS A MATTER-OF-RIGHT ON THIS SINGLE PARCEL OF PROPERTY.

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

APPROVED: ZONE CHANGE FROM R-A TO R-C, EFFECTIVE FEBRUARY 6, 2017.

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE COMMISSION

Mr. Buckley reported that he signed a one year extension for the Boswick Avenue extension.

APPROVAL OF MINUTES

November 28, 2016

- ** COMMISSIONER FEDELE MOVED TO APPROVE THE NOVEMBER 28, 2016 MINUTES AS SUBMITTED.**
- ** COMMISSIONER MORTON SECONDED THE MOTION.**
- ** THE MOTION PASSED UNANIMOUSLY.**

ADJOURNMENT

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

The meeting was adjourned at 9:25 p. m.

Respectfully submitted,

Tom Blaney
Telesco Secretarial Services