



PLANNING AND ZONING COMMISSION
APRIL 24, 2017
MEETING MINUTES
CITY OF BRIDGEPORT

45 Lyon Terrace, Room
210
Bridgeport, CT 06604
(203) 576-7217 Phone
(203) 576-7213 Fax

ATTENDANCE: Mel Riley, Acting Chair; Barbara Freddino, Acting Secretary;
Anne Pappas Phillips; Reggie Walker, Robert Morton, Carlos
Moreno, Thomas Fedele

STAFF: Dennis Buckley, Zoning Official

CALL TO ORDER.

Commissioner Riley called the meeting to order at 6:46 p.m. A quorum was present. He then introduced the Commissioners that were seated.

Rescheduled items due to the inclement weather on March 27th.

Informational Presentation – A presentation by the Planning Department of the City of Bridgeport Office of Planning and Development (OPED) regarding a resolution for a “Waterfront Master Plan”.

Mr. Dean Mack came forward and introduced himself. Copies of the Bridgeport Waterfront Plan were distributed to the Commissioners. Bridgeport has 24 miles of waterfront while Stamford has 17 miles; Norwalk has 19 miles; New Haven has 15 miles and New London has 10 miles.

The plan's goals include the following:

- to increase public access to and along the waterfront;
- to create jobs and economic prosperity for residents;
- to repurpose vacant or abandoned properties;
- to encourage water based recreation and an active waterfront;
- and to boost resiliency to protect against climate change effects.

The handout included a map of the public pathways for access to the waterfront,

Mr. Mack was asked where the funding was coming from to execute the plan. Mr. Mack said that the City would be looking to partner with businesses. Commissioner Walker said that he would like to see who was committed to the plan. Mr. Mack said that they

would be starting with the City parks.

Commissioner Phillips pointed out that there might be parcels that the City would want to acquire and asked if the department would be using eminent domain. Mr. Mack said they would not want to use eminent domain and said that the department would be looking for an easement from the owner rather than taking the property.

Commissioner Riley thanked Mr. Mack for the presentation.

C-1 (17-08) RE: 867, 887 & 897 RESERVOIR AVENUE – Petition of Bridgeport Auto Sales, LLC – Seeking to grant under Sec. 14-54 of the CT General Statutes an Amended Certificate of Location for an existing used car dealership license under new ownership in an R-A zone.

Mr. Buckley came forward and distributed copies of a corrected site plan. He said that there had been a number of typographical errors on the original plans and these had been corrected. The survey information was accurate and did not change.

Atty. Ray Rizio came forward and introduced himself. He then said that the previous owner had not been the best neighbor but pointed out that the new owner had cleaned up the site. He distributed copies of a letter from Q&R Associates dated April 24, 2017 about the land use permits, along with copies of photographs of what the property used to look like and its current condition. The new owner has several other locations and is a successful used car dealer.

Atty. Rizio stated that there were a number of conditions that the applicant would agree to, including installing a fence and not storing any vehicles stored outside of the fence line. There would be no more 40 cars at one location and 30 cars at another location.

Commissioner Walker asked about the special permit that was issued in 1989. Atty. Rizio said that the permit was on top of the variance and runs with the land. The application for this item is for a change of owner.

Commissioner Freddino asked if there was any time when the parcels were not used as a used car lot. Atty. Rizio said that it had been used as a used car lot since 1989. He said that the applicant had not taken control of the property when they first came before the Commission.

Commissioner Freddino asked for clarification about the number of vehicles on each parcels. Atty. Rizio said that the number of vehicles would not exceed 70.

Commissioner Freddino pointed out that her copy of application was not signed. Mr. Buckley reminded everyone that the owner had come down and signed the application during the previous hearing.

Commissioner Walker asked about the drainage in the area. Atty. Rizio reminded everyone that the application was for a license, not to reconfigure the drainage.

Commissioner Morton pointed out that on the diagram of cars on property, there were more than 40 vehicles. Commissioner Phillips said that she had counted the vehicles and there were 40 vehicles on the primary site and 30 on the second site. Atty. Rizio said that they could get more vehicles on the site, but the applicant was self limiting the number of vehicles.

Commissioner Freddino asked where the customers would be parking. Atty. Rizio said that the customers could park on the street. He repeated that the new owners had other sites in other towns and had operated those successfully.

Commissioner Phillips asked if Atty. Rizio if he knew whether the applicant had any issues in the other towns where he operated his businesses. Atty. Rizio said that the applicant had repair businesses or used car lots in Greenwich, Fairfield, and Meriden and there had been no complaints.

Commissioner Riley asked if there was anyone present in favor. No one came forward. He asked if there was anyone present who wished to speak in opposition.

Commissioner Freddino said that she had two letters in opposition, one from a Ms. Jean Cocca and a second one from another resident in the area. The concerns included the lack of sight lines, employees parking on the street, detergent water from car washing running down the street, no parking for friends and family, and loud noise from power tools.

Ms. Jean Cocca of 40 Moffitt Street came forward and submitted a petition against the proposed business. She said that she was also the author of the letter Commissioner Freddino had mentioned.

Ms. Charlene Gilbert of 69 Moffitt Street, came forward and said that the most of the activity happens on Moffitt Street. She said the fluids have created potholes in the street.

Another resident who lives at 47 Moffitt Street came forward and said that the new owner had good intentions, but wondered if that would last.

Ms. Marjorie Nesbett of 12 Moffitt Street came forward and said that her property borders the car lot and her driveway gets all the water, fluids and run off from the storage

lot. It is hard to get out of the driveway because of all of the cars on the street and her tenants have no parking.

Ms. Marquez of 27 Moffitt Street came forward and said that her property also borders the property. There is a dumpster right up against her property and when they empty it, it is loud and makes a mess.

Commissioner Riley asked if there was anyone else present who wished to speak in opposition. He then called Atty. Rizio forward for rebuttal.

Atty. Rizio said that the application was for a change of ownership, not a site plan. He said that no cars will be parking on the street and the employee cars will be parked on the property. The new owners will not be washing cars outside of the building. He added that they would agree to close the entrance to the lot on Moffitt Street. There will be privacy slats used on all the property fences. All repairs will be done in the building. Atty. Rizio said that they would move the dumpster and enclose it.

Commissioner Riley closed the hearing on 867, 887 & 897 Reservoir Avenue.

17-11 -619 – 633 East Main Street – Petition of Tasci Properties – Seeking a site plan review and a coastal site plan review to permit the construction of a 3-story mixed use building in an OR zone and coastal area.

Mr. Yunu Tasci of Tasci Properties came forward and turned in the green cards. The site is not in a FEMA flood hazard zone and is not near a body of water. He then displayed a diagram of the subsurface storm water system.

Commissioner Freddino said that she had received a letter from Mr. John Gaucher regarding the run off from the parking area and recommended that the plan be modified to include pretreatment of the parking lot run off. Mr. Gaucher noted in his letter that his comments were preliminary.

Commissioner Freddino said that there were comments from the Engineers, the Fire Marshal's Office and the WPCA. The WPCA said that there were no issues.

Commissioner Phillips said that the Fire Marshal's report and asked about the sprinkler system and some of the more detailed aspects of the Building code.

Mr. Buckley pointed out that in order for Mr. Tasci to get a building permit, Mr. Tasci will have to address Mr. Gaucher's concerns and those of the City Engineer.

Commissioner Freddino asked if he had secured the 10 additional parking spaces. Mr. Tasci said that he was working on leasing some parking spaces, but had not finalized the agreement.

Commissioner Freddino said that there were some issues with the drainage plan because it only addressed 619 and 625 East Main but did not include 633 East Main. Mr. Tasci said that the plan did include 633.

Mr. Tasci said that he would respectfully request that the application be approved. He then displayed the floor plans for the apartments.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. No one came forward.

Commissioner Riley asked if there was anyone present who wished to speak against the application.

Commissioner Freddino read a letter from the pastor of St. Michael's Archangel church which stated that the building would block the view of the church from the street, will bring more traffic to the area and expressed concerns that the occupants will use the church's parking lot.

Commissioner Riley asked if there was anyone else present who wished to speak against the application. No one came forward. He then called Mr. Tasci forward for rebuttal.

Mr. Tasci indicated where his project would be on an aerial photograph. He said that his building was on the opposite corner of the lot from the church.

Commissioner Riley closed the hearing on 619 – 633 East Main Street.

(17-12) RE: 146 Hunting Street – Petition of Cellco Partnership d/b/a Verizon Wireless – Seeking a site plan review to permit the installation of nine (9) telecommunication antennas and equipment (on grade) at the parking garage located in an R-C zone.

Mr. Ken Walters came forward and submitted the green cards. He said that Verizon Wireless had submitted an application for six antennas on St. Vincent Hospital parking garage and would construct a container around the antennas to screen them from public view. He said that there would be a small equipment platform built for some equipment about the size of a refrigerator. There are no other carriers on the site. This installation complies with the FCC standards. There is a small light in the equipment area and it is used only by the technical when he is working on the equipment.

Mr. Buckley indicated that the Fire Marshal had requested a second point of egress.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. No one came forward.

Commissioner Riley asked if there was anyone present who wished to speak against the application.

A woman came forward and said that her house was right next the parking garage. She said that one section of the wall had collapsed onto part of her property. The hospital has ignored her calls regarding this.

Mr. Walters said that he would be working with the hospital and would look into the issue.

Commissioner Riley closed the hearing on 146 Hunting Street.

(17-14) 113-117 Washington Terrace – Petition of Continuum of Care, Inc. – Seeking a site plan review to legalize the establishment of a group home in the existing 2-family dwelling in an R-B zone.

Atty. Rizio said that Council Member Banta was present to speak about the application but had to leave to attend another meeting.

Council Member Jack Banta came forward to speak about the item. He said that he was in favor of this application along with Council Member Taylor-Moye, who also represents the District. Council Member Banta said that he was very impressed with the level of care and professionalism that Continuum of Care had shown.

Atty. Rizio came forward and submitted copies of letters from St. Vincent's and from Bridgeport Hospital. He said that Continuum had purchased the home and thought they had permission. They filed with the ZBA for variances and addressed all the issues with the neighbors.

Washington Terrace is a one way street and this house has helped to solidify the neighborhood. Atty. Rizio said that there was a Bridgeport Police officer who was not able to attend this meeting, that also had expressed support.

Copies of the ZBA decision with the current conditions were distributed.

Continuum of Care has operated this type of facility for over 50 years and the group supports the local hospitals and provides services to Bridgeport residents. The typical stay is between 7 and 14 days.

Atty. Rizio then presented an overview of the program and the services provided for the clients.

Commissioner Freddino asked how the clients get to their appointments. Atty. Rizio said that there was a shuttle or they use the local bus which stops near the end of the street.

The facility director came forward and said that in other communities, they are considered a group home and did not realize they were not in compliance in Bridgeport.

Atty. Rizio asked the Commission to consider approving their site plan review.

Commissioner Riley asked if there was anyone else present who wished to speak in favor of the application. No one came forward.

Commissioner Riley asked if there was anyone present who wished to speak against the application. Hearing none, Commissioner Riley closed the hearing on 113-117 Washington Terrace.

(17-15) RE: 170 & 210 BENNETT STREET – Petition of Boys & Girls Village, Inc. – Seeking a site plan review and a coastal site plan review to legalize the merging of two lots into one parking lot for the existing social service provider in an I-L zone and coastal area.

Mr. Chris DeAngelis, came forward and handed in the green mailing receipts. He said that the applicant was looking to legalize two separate parking lots into one lot. Mr. DeAngelis displayed a storm water management plan and gave a brief overview of the request.

Commissioner Freddino read Mr. Gaucher's letter, which said that he had no comments on the plan.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. No one came forward.

Commissioner Riley asked if there was anyone present who wished to speak against the application. Hearing none, Commissioner Riley closed the hearing on 170 & 210 Bennett Street.

(17-16) RE: 56 & 72 MILES STREET – Petition of 72 Miles Street Auto, LLC – Seeking a special permit and a site plan review to permit the establishment of a used

car dealership and the issuance of a used car dealer license, as well as an automotive towing and recovery business in an R-BB zone.

The applicants came forward and requested this be deferred to Tuesday, May 30, 2017 and stated that they would waive the 65 days rule.

Commissioner Riley stated that this concluded the items rescheduled from the March 27th agenda.

Regular Scheduled items for April 24th.

Commissioner Riley read the legal notice for the April 24th meeting and then called for the first item on the April 24th agenda.

(17-17) 399 & 419 Mill Hill Avenue – Petition of Friends of Liberation Programs, Inc. – Seeking a special permit and a site plan review to permit the construction of a new 1 1/2 story medical clinic and counseling office facility in an MU-EM zone.

Commissioner Freddino called the item and it was determined that the attorneys and applicant were conferring with the neighbors. Chairman Riley announced that the Commissioners would return to this item later in the meeting.

Commissioner Freddino recused herself at 8:45 p.m.

(17-18) RE: 340 PUTNAM STREET – Petition of Friends of Liberation Programs, Inc. – Seeking a site plan review to permit the installation of telecommunication equipment and antennas on the rooftop of the existing 4-story building in an OR zone.

Mr. Kyle Richards came forward and turned in the green card mailings. He gave an overview of the proposed antenna installation on a 4 story building in a OR zone.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. No one came forward.

Commissioner Riley asked if there was anyone present who wished to speak against the application.

Commissioner Phillips read a letter of opposition from Mr. Nicholas Santapierre.

Mr. Frank M. Chicerrielli came forward and said there were concerns expressed centered on the health concerns of local residents in the densely settled area.

Ms. Maria Ingles of 561 Brook Street came forward and said that she did not get a letter about this hearing. Others received the letter too late to attend. She said that she did not want to see the antenna outside of her window.

Ms. Williams Bernie said that she lives at 517 Bridge Street. She said that there were health concerns about what the antennas would do the children. There was not enough notice to the neighbors. The people who live there have been there for a long time and deserve to be heard.

A resident from 577 Brooks street came forward and also expressed concerns about the health issues.

Council Member Aidee Nieves, District 137th, came forward to inquire about the residences. She said that there were concerns about it being attached to the side of the building. There are residents there that have serious medical conditions. She also explained that it would be unsightly.

Commissioner Riley explained that the SEC sets Federal standards and those standards are beyond the Commission's purview.

Commissioner Riley asked if there was anyone else present who wished to speak against the application. No one came forward. He then called Mr. Richards forward for rebuttal.

Mr. Richards came forward and explained that the antenna would not be looming over the top of the building and would be within the FCC guidelines and levels. The employees are not allowed to stand in front of the antennas for more than a half hour, but those who live any distance more than 20 feet away, are fine. The antenna would be set back 10 feet from the edge of the roof.

Commissioner Riley closed the hearing on 340 Putnam Street.

Commissioner Freddino rejoined the meeting at 9:06 p.m.

Commissioner Riley asked Mr. Coleman to give a brief overview of the six text amendments.

Ms. Lynn Haig came forward to speak about the standing committee to review various Zoning Texts. The six amendments each have gone before the committee for approval.

(17-19)TEXT AMENDMENT – Petition of the Office of Planning & Economic Development – Seeking a text change of Section 11-1 removing all off-street parking requirements in all of the DVD-CORE, DVD-CIVIC; DVD-WF, DVD-BLVD and abutting NCVD, DVD-TOD and abutting NCVD.

Mr. Bill Coleman came forward and said that the maps in blue area showed where the text amendment would apply.

Among other things, this amendment would:

- Encourage residential development,
- Encourage conversion and re-use of buildings.
- Speed up and simplify development process.
- Increase downtown development

Mr. Coleman said that OPED wanted to follow the best practices for zoning code. The cities of Torrington, Hartford, Buffalo, NY and others have enacted similar amendments.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. No one came forward.

Commissioner Riley asked if there was anyone present who wished to speak against the application. Hearing none, Commissioner Riley closed the hearing on the Text Amendment – Seeking a text change of Section 11-1.

**(17-17) 399 & 419 Mill Hill Avenue – Petition of Friends of Liberation Programs, Inc. – Seeking a special permit and a site plan review to permit the construction of a new 1 1/2 story medical clinic and counseling office facility in an MU-EM zone.
CONT'D**

Commissioner Freddino read the item. Atty. Willinger came forward and submitted proof of the mailings. Atty. Willinger then requested that the item be continued to next month.

(17-20)RE: TEXT AMENDMENT – Petition of the Office of Planning & Economic Development – Seeking a text change of Table 6.4.5 to include the NCVD in the existing accessory use section of permissible zones and districts.

Ms. Haig came forward to review the rationale regarding the Text Amendment.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. No one came forward.

Commissioner Riley asked if there was anyone present who wished to speak against the application. Hearing none, Commissioner Riley closed the hearing on the Text Amendment – Seeking a text change of Table 6.4.5.

(17-21) RE: TEXT AMENDMENT– Petition of the Office of Planning & Economic Development – Seeking to establish a new procedure under Article 14 with three additional sections regarding the Design Review process.

Ms. Haig spoke about the Design Review Process and explained that it was mentioned in the text. She said that the staff would like to expand the role of the Design Review Coordinator in regards to new construction.

Commissioner Riley said that there were certain attorneys who did not like to utilize Design Review and this change would make things more uniform.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. No one came forward.

Commissioner Riley asked if there was anyone present who wished to speak against the application. Hearing none, Commissioner Riley closed the hearing on the Text Amendment – Seeking a text change of establishing a new procedure under Article 14.

(17-22) RE: TEXT AMENDMENT – Petition of the Office of Planning & Economic Development – Seeking to establish a new Section 14-8-4 regarding the submittal of Zoning applications for public hearings.

Ms. Haig gave a brief overview of the proposed change and how it would help the application process by making all applications as final once they are submitted.

Commissioner Freddino pointed out that if an application is not completed, it should be sent back and moved to the next agenda. Commissioner Phillips noted that if the Design Review was done early on, then many of the changes would be addressed before they came before the Commission.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. No one came forward.

Commissioner Riley asked if there was anyone present who wished to speak against the application. Hearing none, Commissioner Riley closed the hearing on the Text Amendment – establishing a new Section 14-8-4.

(17-23) TEXT AMENDMENT – Petition of the Office of Planning & Economic Development – Seeking a text change of Section 14-9 to include a mandatory review by the Planning Department as part of any application seeking to amend the Zoning Regulation of the City of Bridgeport.

Several Commissioners were pleased with this change.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. No one came forward. Commissioner Riley asked if there was anyone present who wished to speak against the application. Hearing none, Commissioner Riley closed the hearing on the Text Amendment – a text change of Section 14-9.

(17-24) RE: TEXT AMENDMENT – Petition of the Office of Planning & Economic Development – Seeking to add new language under Section 11-7-8 addressing signage on lots with multiple street frontages in the Downtown Village Districts and OR-R zones.

Ms. Haig explained that there were some developers who were considering a design that would have a public walkway between buildings. Currently the regulations do not allow signage there.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. No one came forward. Commissioner Riley asked if there was anyone present who wished to speak against the application. Hearing none, Commissioner Riley closed the hearing on the Text Amendment – adding new language under Section 11-7-8.

CONSENT AGENDA

CA-1 RE: 1370 PARK 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 and a general repairer license in an I-L zone.

(CA-2) RE: 62 & 80 CHERRY STREET, 1325 & 1341 RAILROAD AVENUE, 375 & 437 HOWARD AVENUE – Seeking a 3rd extension of time for the special permit approved on May 26, 2015 for the 65,198 sq. ft. school facility with a 21,190 sq. ft. dormitory, as well as the normal school related facilities in an I-L zone.

(CA-3) RE: 112 QUARRY STREET – Seeking a 90-day extension of time to record the A-2 survey map regarding the zone change approved on 01/30/17 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.

(CA-4) RE: 330 MYRTLE AVENUE – Seeking a 2nd 1-year extension of time for the special permit approved on 02/23/15 to permit the redevelopment of city block 524 into a mixed use complex consisting of residential and retail uses in a NCVD zone.

Mr. Buckley gave a brief overview of these items to the Commissioners.

DECISION SESSION.

C-1 (17-08) RE: 867, 887 & 897 RESERVOIR AVENUE – Petition of Bridgeport Auto Sales, LLC – Seeking to grant under Sec. 14-54 of the CT General Statutes an Amended Certificate of Location for an existing used car dealership license under new ownership in an R-A zone.

**** COMMISSIONER FREDDINO MOVED TO APPROVE AGENDA ITEM C-1 (17-08) RE: 867, 887 & 897 RESERVOIR AVENUE – PETITION OF BRIDGEPORT AUTO SALES, LLC – SEEKING TO GRANT UNDER SEC. 14-54 OF THE CT GENERAL STATUTES AN AMENDED CERTIFICATE OF LOCATION FOR AN EXISTING USED CAR DEALERSHIP LICENSE UNDER NEW OWNERSHIP IN AN R-A ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. SIX (6) FEET PRIVACY FENCING SHALL BE INSTALLED ALONG THE PROPERTY LINE ABUTTING BOTH NEIGHBORS OF 867 RESERVOIR AVENUE.**
- 2. SIX (6) FEET PRIVACY FENCING SHALL BE INSTALLED ALONG THE REAR PROPERTY LINE OF 887 RESERVOIR AVENUE ABUTTING THE RESIDENTIAL NEIGHBORS.**
- 3. STORAGE OF INVENTORY ON 867 RESERVOIR AVENUE SHALL BE RESTRICTED TO 30 VEHICLES AND A MAXIMUM OF 25 VEHICLES MAY BE DISPLAYED FOR SALE AT 887 RESERVOIR AVENUE.**
- 4. THERE SHALL BE NO WASHING OR DETAILING OF CARS AT ANYTIME FOR ANY REASON.**
- 5. CURB CUTS ON MOFFITT STREET SHALL BE REMOVED AND RELOCATED TO RESERVOIR AVENUE.**
- 6. THE ROLL-OFF CONTAINER/DUMPSTER SHALL BE ENCLOSED WITH A 6 FOOT PRIVACY FENCE WITH A SUITABLE LOCKABLE GATE.**
- 7. THE PARKING OF ANY VEHICLES ASSOCIATED WITH THE BUSINESS MUST BE A MINIMUM OF 50' FROM THE RESERVOIR AVENUE/MOFFITT STREET INTERSECTION.**

8. THE PETITIONER SHALL POST A PERFORMANCE BOND IN THE AMOUNT OF \$15,000 TO ENSURE ALL CONDITIONS ARE IMPLEMENTED WITHIN SIX (6) MONTHS.

FOR THE FOLLOWING REASON:

THE ACCEPTANCE OF THE SELF IMPOSED CONDITIONS, AS WELL AS THE ADDITIONAL CONDITIONS BY THE COMMISSION WILL HELP IN CLEANING UP A LONG STANDING EYESORE AND BLIGHT IN THIS RESIDENTIAL AREA.

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

17-11 -619 – 633 East Main Street – Petition of Tasci Properties – Seeking a site plan review and a coastal site plan review to permit the construction of a 3-story mixed use building in an OR zone and coastal area.

**** COMMISSIONER PHILLIPS MOVED TO APPROVE AGENDA ITEM 17-11 - 619 – 633 EAST MAIN STREET – PETITION OF TASCI PROPERTIES – SEEKING A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 3-STORY MIXED USE BUILDING IN AN OR ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITION:**

THE PETITIONER SHALL COMPLY WITH ALL OF THE 01/10/17 ZONING BOARD OF APPEALS’ CONDITIONS (ENCLOSED) PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.

FOR THE FOLLOWING REASONS:

- 1. THE PROJECT AS APPROVED COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5 OF THE CITY OF BRIDGEPORT ZONING REGULATIONS.**
- 2. AS TO THE COASTAL SITE PLAN REVIEW, THE PROJECT AS APPROVED 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 MAY 1, 2018.

**** COMMISSIONER MORTON SECONDED.**

Commissioner Walker stated for the record that he was opposed to the project because there was no elevator, no affordable units and no handicapped access.

**** THE MOTION TO GRANT PASSED WITH SIX (6) IN FAVOR (RILEY, FREDDINO, PHILLIPS, MORENO, MORTON AND FEDELE) AND ONE OPPOSED (WALKER).**

(17-12) RE: 146 Hunting Street – Petition of Cellco Partnership d/b/a Verizon Wireless – Seeking a site plan review to permit the installation of nine (9) telecommunication antennas and equipment (on grade) at the parking garage located in an R-C zone.

**** COMMISSIONER MORTON MOVED TO APPROVE AGENDA ITEM (17-12) RE: 146 HUNTING STREET – PETITION OF CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS – SEEKING A SITE PLAN REVIEW TO PERMIT THE INSTALLATION OF NINE (9) TELECOMMUNICATION ANTENNAS AND EQUIPMENT (ON GRADE) AT THE PARKING GARAGE LOCATED IN AN R-C ZONE WITH THE FOLLOWING CONDITION:**

THE PETITIONER SHALL FILE PLANS AND APPLICATION FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.

FOR THE FOLLOWING REASON:

THE PROJECT AS APPROVED COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5 OF THE CITY OF BRIDGEPORT ZONING REGULATIONS.

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

(17-14) 113-117 Washington Terrace – Petition of Continuum of Care, Inc. – Seeking a site plan review to legalize the establishment of a group home in the existing 2-family dwelling in an R-B zone.

**** COMMISSIONER WALKER MOVED TO APPROVE AGENDA ITEM (17-14) 113-117 WASHINGTON TERRACE 113 – PETITION OF CONTINUUM OF CARE, INC. – SEEKING A SITE PLAN REVIEW TO LEGALIZE THE ESTABLISHMENT OF A GROUP HOME IN THE EXISTING 2-FAMILY DWELLING IN AN R-B ZONE WITH THE FOLLOWING CONDITION:**

THE PETITIONER SHALL COMPLY WITH ALL OF THE 02/15/17 ZONING BOARD OF APPEALS' CONDITIONS (ENCLOSED) PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY.

FOR THE FOLLOWING REASON:

THE PROJECT AS APPROVED COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5 OF THE CITY OF BRIDGEPORT ZONING REGULATIONS.

**** COMMISSIONER PHILLIPS SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

(17-15)RE: 170 & 210 BENNETT STREET – Petition of Boys & Girls Village, Inc. – Seeking a site plan review and a coastal site plan review to legalize the merging of two lots into one parking lot for the existing social service provider in an I-L zone and coastal area.

**** COMMISSIONER PHILLIPS MOVED TO APPROVE AGENDA ITEM RE: 170 & 210 BENNETT STREET – PETITION OF BOYS & GIRLS VILLAGE, INC. – SEEKING A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO LEGALIZE THE MERGING OF TWO LOTS INTO ONE PARKING LOT FOR THE EXISTING SOCIAL SERVICE PROVIDER IN AN I-L ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITION:**

AN A-2 SURVEY MAP COMBINING ALL LOTS SHALL BE FILED ON THE LAND RECORDS OF THE CITY OF BRIDGEPORT.

FOR THE FOLLOWING REASONS:

- 1. THE PROJECT AS APPROVED COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5 OF THE CITY OF BRIDGEPORT ZONING REGULATIONS.**
- 2. THE DEVELOPMENT OF THE PARKING AREA WILL HAVE NO ADVERSE 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 MAY 1, 2018.

**** COMMISSIONER MORENO SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

(17-16)RE: 56 & 72 MILES STREET – Petition of 72 Miles Street Auto, LLC – Seeking a special permit and a site plan review to permit the establishment of a used car dealership and the issuance of a used car dealer license, as well as an automotive towing and recovery business in an R-BB zone.

**** COMMISSIONER FREDDINO MOVED TO APPROVE THE REQUEST TO DEFER AGENDA ITEM (17-16) RE: 56 & 72 MILES STREET – PETITION OF 72 MILES STREET AUTO, LLC – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A USED CAR DEALERSHIP AND THE ISSUANCE OF A USED CAR DEALER LICENSE, AS WELL AS AN AUTOMOTIVE TOWING AND RECOVERY BUSINESS IN AN R-BB ZONE TO TUESDAY, MAY 30, 2017.**

**** COMMISSIONER PHILLIPS SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

(17-17) 399 & 419 Mill Hill Ave – Petition of Friends of Liberation Programs, Inc. – Seeking a special permit and a site plan review to permit the construction of a new 1 1/2 story medical clinic and counseling office facility in an MU-EM zone.□

□ COMMISSIONER MORTON MOVED TO CONTINUE AGENDA ITEM (17-17) 399 & 419 MILL HILL AVENUE – PETITION OF FRIENDS OF LIBERATION PROGRAMS, INC. – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A NEW 1 1/2 STORY MEDICAL CLINIC AND COUNSELING OFFICE FACILITY IN AN MU-EM ZONE □ ON TUESDAY, MAY 30, 2017.**

**** COMMISSIONER PHILLIPS SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

(17-18)RE: 340 PUTNAM STREET – Petition of Friends of Liberation Programs, Inc. – Seeking a site plan review to permit the installation of telecommunication equipment and antennas on the rooftop of the existing 4-story building in an OR zone.

**** COMMISSIONER MORTON MOVED TO CONTINUE AGENDA ITEM (17-18) RE: 340 PUTNAM STREET – PETITION OF FRIENDS OF LIBERATION PROGRAMS, INC. – SEEKING A SITE PLAN REVIEW TO PERMIT THE INSTALLATION OF TELECOMMUNICATION EQUIPMENT AND ANTENNAS ON THE ROOFTOP OF THE EXISTING 4-STORY BUILDING IN AN OR ZONE TO TUESDAY, MAY 30, 2017.**

**** COMMISSIONER WALKER SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

(17-19) TEXT AMENDMENT – Petition of the Office of Planning & Economic Development) – Seeking a text change of Section 11-1 removing all off-street parking requirements in all of the DVD-CORE, DVD-CIVIC; DVD-WF, DVD-BLVD and abutting NCVD, DVD-TOD and abutting NCVD.

**** COMMISSIONER WALKER MOVED TO APPROVE AGENDA ITEM (17-19) TEXT AMENDMENT – PETITION OF THE OFFICE OF PLANNING & ECONOMIC DEVELOPMENT) – SEEKING A TEXT CHANGE OF SECTION 11-1 REMOVING ALL OFF-STREET PARKING REQUIREMENTS IN ALL OF THE DVD-CORE, DVD-CIVIC; DVD-WF, DVD-BLVD AND ABUTTING NCVD, DVD-TOD AND ABUTTING NCVD WITH THE EFFECTIVE DATE OF MAY 1, 2017 FOR THE FOLLOWING REASON:**

REMOVAL OF THE REQUIRED OFF-STREET PARKING SHOULD HELP NEW DEVELOPMENT IN THE DOWNTOWN AREA.

**** COMMISSIONER PHILLIPS SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

(17-20) RE: TEXT AMENDMENT – Petition of the Office of Planning & Economic Development – Seeking a text change of Table 6.4.5 to include the NCVD in the existing accessory use section of permissible zones and districts.

**** COMMISSIONER MORTON MOVED TO APPROVE AGENDA ITEM (17-20) RE: TEXT AMENDMENT – PETITION OF THE OFFICE OF PLANNING & ECONOMIC DEVELOPMENT – SEEKING A TEXT CHANGE OF TABLE 6.4.5 TO INCLUDE THE NCVD IN THE EXISTING ACCESSORY USE SECTION OF PERMISSIBLE ZONES AND DISTRICTS WITH THE EFFECTIVE DATE OF MAY 1, 2017 FOR THE FOLLOWING REASON:**

HOUSES OF WORSHIP LOCATED IN THE NCVD ZONES (NEAR THE DOWNTOWN AREA) HAVE THE OPTION OF RENTING THEIR COMMERCIAL KITCHENS BY SPECIAL PERMIT TO SMALL LOCAL BUSINESSES.

**** COMMISSIONER WALKER SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

(17-21) RE: TEXT AMENDMENT– Petition of the Office of Planning & Economic Development – Seeking to establish a new procedure under Article 14 with three additional sections regarding the Design Review process.

**** COMMISSIONER PHILLIPS MOVED TO APPROVE AGENDA ITEM (17-21)
RE: TEXT AMENDMENT– PETITION OF THE OFFICE OF PLANNING &
ECONOMIC DEVELOPMENT – SEEKING TO ESTABLISH A NEW
PROCEDURE UNDER ARTICLE 14 WITH THREE ADDITIONAL SECTIONS
REGARDING THE DESIGN REVIEW PROCESS WITH THE EFFECTIVE
DATE OF MAY 1, 2017 FOR THE FOLLOWING REASONS:**

**WILL HELP PROMOTE BETTER QUALITY PROJECTS BY
ESTABLISHING MANDATORY DESIGN REVIEWS FOR LARGE
PROJECTS.**

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

**(17-22) RE: TEXT AMENDMENT – Petition of the Office of Planning &
Economic Development – Seeking to establish a new Section 14-8-4 regarding the
submittal of Zoning applications for public hearings.**

**** COMMISSIONER PHILLIPS MOVED TO APPROVE AGENDA ITEM (17-22)
RE: TEXT AMENDMENT – PETITION OF THE OFFICE OF PLANNING &
ECONOMIC DEVELOPMENT – SEEKING TO ESTABLISH A NEW SECTION
14-8-4 REGARDING THE SUBMITTAL OF ZONING APPLICATIONS FOR
PUBLIC HEARINGS WITH THE EFFECTIVE DATE OF MAY 1, 2017 FOR
THE FOLLOWING REASON:**

**PROHIBITS THE SUBMITTAL OF REVISED MATERIALS ONCE A
COMPLETED APPLICATION HAS BEEN REVIEWED AND PLACED
ON THE INITIAL MONTHLY AGENDA. IF ANY REVISIONS OR
ADDITIONAL MATERIALS ARE SUBMITTED THE APPLICANT
SHALL BE PLACED ON THE FOLLOWING MONTH’S AGENDA. THIS
WILL GIVE INTERNAL DEPARTMENTS AND OUTSIDE AGENCIES
ADEQUATE TIME TO REVIEW AND SUBMIT THEIR COMMENTS
AND RECOMMENDATIONS TO THE COMMISSIONERS.**

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

**(17-23) TEXT AMENDMENT – Petition of the Office of Planning & Economic
Development – Seeking a text change of Section 14-9 to include a mandatory review
by the Planning Department as part of any application seeking to amend the Zoning
Regulation of the City of Bridgeport.**

**** COMMISSIONER PHILLIPS MOVED TO APPROVE AGENDA ITEM (17-23) TEXT AMENDMENT – PETITION OF THE OFFICE OF PLANNING & ECONOMIC DEVELOPMENT – SEEKING A TEXT CHANGE OF SECTION 14-9 TO INCLUDE A MANDATORY REVIEW BY THE PLANNING DEPARTMENT AS PART OF ANY APPLICATION SEEKING TO AMEND THE ZONING REGULATION OF THE CITY OF BRIDGEPORT WITH THE EFFECTIVE DATE OF MAY 1, 2017 FOR THE FOLLOWING REASON:**

A MANDATORY REVIEW BY THE OFFICE OF PLANNING & ECONOMIC DEVELOPMENT’S PLANNING DEPARTMENT FOR ALL TEXT AMENDMENTS SUBMITTED TO THE PLANNING & ZONING COMMISSION BY OUTSIDE AGENCIES WILL BE IN THE BEST INTEREST OF THE CITY.

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

(17-24) RE: TEXT AMENDMENT – Petition of the Office of Planning & Economic Development – Seeking to add new language under Section 11-7-8 addressing signage on lots with multiple street frontages in the Downtown Village Districts and OR-R zones.

**** COMMISSIONER PHILLIPS MOVED TO APPROVE AGENDA ITEM (17-24) RE: TEXT AMENDMENT – PETITION OF THE OFFICE OF PLANNING & ECONOMIC DEVELOPMENT – SEEKING TO ADD NEW LANGUAGE UNDER SECTION 11-7-8 ADDRESSING SIGNAGE ON LOTS WITH MULTIPLE STREET FRONTAGES IN THE DOWNTOWN VILLAGE DISTRICTS AND OR-R ZONES WITH THE EFFECTIVE DATE OF MAY 1, 2017 FOR THE FOLLOWING REASON:**

THIS WILL ESTABLISH GUIDE LINES FOR SIGNAGE FOR BUSINESSES FACING WALKWAYS RATHER THAN CITY STREETS, WHICH WAS OVERLOOKED IN THE LAST ZONING RE-WRITE.

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

CA-1 RE: 1370 PARK 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 and a general repairer license in an I-L zone.

**** COMMISSIONER MORTON MOVED TO APPROVE CONSENT AGENDA**

ITEM CA-1 RE: 1370 PARK 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 AND A GENERAL REPAIRER LICENSE IN AN I-L ZONE WITH THE FOLLOWING CONDITIONS:

- 1. MOTOR VEHICLES CONDITIONS “D”**
- 2. ALL PREVIOUS CONDITIONS AND APPROVALS ALSO APPLY TO THIS PETITION.**

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

(CA-2) RE: 62 & 80 CHERRY STREET, 1325 & 1341 RAILROAD AVENUE, 375 & 437 HOWARD AVENUE – Seeking a 3rd extension of time for the special permit approved on May 26, 2015 for the 65,198 sq. ft. school facility with a 21,190 sq. ft. dormitory, as well as the normal school related facilities in an I-L zone.

**** COMMISSIONER MORTON MOVED TO APPROVE CONSENT AGENDA ITEM (CA-2) RE: 62 & 80 CHERRY STREET, 1325 & 1341 RAILROAD AVENUE, 375 & 437 HOWARD AVENUE – SEEKING A 3RD EXTENSION OF TIME FOR THE SPECIAL PERMIT APPROVED ON MAY 26, 2015 FOR THE 65,198 SQ. FT. SCHOOL FACILITY WITH A 21,190 SQ. FT. DORMITORY, AS WELL AS THE NORMAL SCHOOL RELATED FACILITIES IN AN I-L ZONE. A NEW EXPIRATION DATE OF THE SPECIAL PERMIT HAS BEEN ESTABLISHED AS MAY 2, 2018.**

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

(CA-3) RE: 112 QUARRY STREET – Seeking a 90-day extension of time to record the A-2 survey map regarding the zone change approved on 01/30/17 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 MORTON MOVED TO APPROVE CONSENT AGENDA ITEM (CA-3) RE: 112 QUARRY STREET – SEEKING A 90-DAY EXTENSION OF TIME TO RECORD THE A-2 SURVEY MAP REGARDING THE ZONE CHANGE APPROVED ON 01/30/17 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. AN EXPIRATION DATE HAS BEEN ESTABLISHED AS JULY 27, 2017.

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

(CA-4) RE: 330 MYRTLE AVENUE – Seeking a 2nd 1-year extension of time for the special permit approved on 02/23/15 to permit the redevelopment of city block 524 into a mixed use complex consisting of residential and retail uses in a NCVD zone.

**** COMMISSIONER MORTON MOVED TO APPROVE CONSENT AGENDA ITEM (CA-4) RE: 330 MYRTLE AVENUE – SEEKING A 2ND 1-YEAR EXTENSION OF TIME FOR THE SPECIAL PERMIT APPROVED ON 02/23/15 TO PERMIT THE REDEVELOPMENT OF CITY BLOCK 524 INTO A MIXED USE COMPLEX CONSISTING OF RESIDENTIAL AND RETAIL USES IN A NCVD ZONE. A NEW EXPIRATION DATE OF THE SPECIAL PERMIT HAS BEEN ESTABLISHED AS MARCH 14, 2018.**

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

APPROVAL OF MINUTES.

**** COMMISSIONER PHILLIPS MOVED TO APPROVE THE MINUTES OF FEBRUARY 27, 2017.
** COMMISSIONER FEDELE SECONDED.
** THE MOTION TO APPROVE THE MINUTES OF FEBRUARY 27, 2017 AS SUBMITTED PASSED UNANIMOUSLY.**

ADJOURNMENT.

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

The meeting adjourned at 10:00 p.m.

Respectfully submitted,
S. L. Soltes
Telesco Secretarial Services

City of Bridgeport
Planning and Zoning Commission
Regular Meeting
April 24, 2017