

**The City of Bridgeport
Planning & Zoning Commission
September 25, 2017**

ATTENDANCE: Melville Riley, Chair; Barbara Freddino; Tom Fedele; Anne Pappas Phillips; Robert Morton; Arturo Gravina; Reginald Walker; Bob Filotei; Robert Morton

STAFF: Dennis Buckley, Zoning Official; Russell Liskov, City Attorney

CALL TO ORDER

Chairman Riley called the meeting to order at 6:30 p. m. A quorum was present.

CONTINUED BUSINESS

C-2 (17-33) 222-224 Bennett St. – Petition of Boys & Girls Village, Inc. – Seeking a zone change from R-B to R-C and also seeking a special permit, site plan review and coastal site plan review for the establishment of a group home for a maximum of six (6) clients with 24-hour supervision.

Attorney Charles Willinger came forward and requested that the item be heard at 7:30 p. m. Chairman Riley agreed to call the item later in the meeting.

C-3 (17-38) 283 Sheridan St. – Petition of Yankee Disc Muffler, Inc. – Seeking a zone change from R-C or OR to establish a parking lot to be used for a proposed (yet to be approved) restaurant.

Attorney Charles Cunningham came forward in favor of the item. He provided a photo of the location that was taken by Google Maps. Chairman Riley stated that at the last meeting he instructed Atty. Cunningham to prepare a map showing the current zoning in the area of the Sheridan Street. He stated that the Google Map photo is not adequate.

Attorney Cunningham stated that he waives his right to the 65 day rule.

NEW BUSINESS

(17-32) 254 & 264 Scofield Ave. – Petition of Mark L. Testani – Seeking a special permit, site plan review and coastal site plan review to permit the construction of a 3-story, 6-unit apartment building in an R-C zone and coastal area.

Atty. Willinger stated that his client was approved in 2005 to build the apartment building but that the building was not constructed. He stated that his client is refileing the item with a

redesign in order to meet comply with concerns of City Staff. He stated that the location has ten parking spaces. The lot has 20% building coverage and almost 35% of landscaping coverage. He stated that an eight foot high fence will be put up on the northern side of the lot. He stated there will be a four foot fence along Scofield Avenue. A new sidewalk will be installed along Scofield Avenue, and an ADA compliant ramp will be installed. He stated that 530 sq. ft. one bedroom units will be on the first floor. Multi-level units will be on the second and third floors and will be 1,250 sq. ft.

Chris DiAngelos came forward and reviewed how stormwater drainage will be handled.

Atty. Willinger stated that City Staff has requested one parking space be moved to the Scofield Avenue side of the lot. Atty. Willinger stated that this would require the installation of a retaining wall, and require another curb cut. The curb cut would need to be placed too close to the curb cut that was installed by the abutting neighbor. He stated that the parking space only being accessible from the Scofield Avenue entrance is not practical.

Atty. Willinger stated that the building complies with the City Master Plan. He stated it will have no adverse impact on future development of the area. He stated it will have no negative impact on the property values in the neighborhood or Coastal Resources.

Mr. Francis Benomo came forward in opposition. He stated that he is the owner of the adjacent property. He stated he is concerned about the placement of the dumpster. It is close to his location and would like it moved to be closer to the applicant's building.

Atty. Willinger stated he is willing to agree to the dumpster being relocated if that is what the Commission decides.

(17-45) 102 Bank St. (aka 955-957 Main St.) – Petition of 4 Corners Billiards, LLC – Seeking to expunge a condition of approval on an application approved by the Planning & Zoning Commission on 09/26/16 to permit disc jockeys, karaoke and live bands in the existing pool parlor in an DVD CORE zone.

Mr. Goodwin and Mr. Reed came forward in favor of the item. Mr. Goodwin stated that many of their customers have been requesting karaoke singing and live jazz at their establishment.

Ms. Anita Martinez came forward in favor of the item. She stated that the owners of 4 Corners Billiards have been harassed by the City. She stated that instead of being given a hard time, the City should be helping this and other local businesses.

Mr. Ernie Newton came forward in favor of the item. He stated that the owners of the establishment have done a great job of running their business. He stated that they have made

an investment in the City, and they should not be held to a different standard than other similar establishments in the area.

Ms. Wanda Simmons came forward in favor of the item. She stated that we should give encouragement to local businesses. She requested that the Commission approve the item.

Ms. Milta Feliciano came forward in favor of the item. She stated that the Commission should support this local business.

(17-46) 547 North Ave. – Petition of 547 N Avenue Bridgeport Realty, LLC – Seeking a special permit and a site plan review to legalize the 850 sq. ft. of retail area in the existing gas station in an I-L zone.

Attorney Chris Russo came forward and requested a deferment of the item.

(17-47) 447 Grand St. – Petition of Frank Street Yard, LLC – Seeking a site plan review to permit the construction of 3,000 sq. ft. metal storage/garage building in an OR zone.

Atty. Chris Russo came forward in support of the item. He stated that he petitioner is the owner of the property. He stated that the petitioner builds foundations and will use the building to store vehicles and supplies. He stated that the building will not have many windows in the front of the building and will be set back ten feet to match the buildings on either side. It will have a large commercial doorway.

Ms. Lynn Haig came forward in opposition to the item. She stated that the item did not go before Design Review before coming before this Commission. She stated that the Commission should not vote on this item until that happens.

Mr. Dennis Buckley came forward in favor of the item. He stated that the building will be in character with the light industrial neighborhood. Staff met with the petitioner and it was decided that the item would not need to go before Design Review.

C-2 (17-33) 222-224 Bennett St. – Petition of Boys & Girls Village, Inc. – Seeking a zone change from R-B to R-C and also seeking a special permit, site plan review and coastal site plan review for the establishment of a group home for a maximum of six (6) clients with 24-hour supervision.

Chairman Riley stated that Commissioner Filotei and Commissioner Walker both listened to the tape of last month's discussion on this item. They can both vote on the item this evening.

Christina Traine, Director of the Hamilton Program, came forward in favor of the item. She stated that the juvenile services provided are preventative, and that the children cannot have

serious offenses. They do not belong in detention or in incarceration. They are not a risk to society. She stated that they were arrested or the family determined the child to be out of control and in need of non-judicial supervision. She stated that it is a secure facility but it is not a halfway house. Ms. Trainee stated that we want it to feel like a home, but that the children cannot come and go as they please. She stated that no violence is tolerated. It is a privilege to be in this program and a top level of behavior is required. Families are allowed visitation, but cannot remove children from the program.

Ms. Trainee stated that clinical and institutional instruction will be provided on evenings and weekends. The instruction will take place at the Boys & Girls Village located on the adjacent property. She stated that the children will stay for no longer than five or six months. There will be a maximum of six children at the location at one time. They will have a daily and weekly schedule. She stated that the children will be in line of sight of staff members 24 hours per day. Ms. Trainee stated that the staff would not include sworn officers. No staff members would have guns.

Commissioner Walker stated he wanted to go on the record saying he is all in favor of anything that is going to improve the lives of black and Latino youths and the lives of their families.

Atty. Willinger stated that ABCD Childcare Center has stated no opposition to the item. Chairman Riley stated that ABCD Childcare Center has not stated opposition, but the owner of the building has stated opposition.

Atty. Willinger stated that in the event that the property was sold, anyone seeking to put in a new group home would be required to put in an application before this commission.

Atty. Willinger stated that a contract has been awarded to pave the parking lot next door. The work will be completed by the end of October. There is plenty of parking and it will not be an issue.

Ms. Freddino read a letter of opposition into the record from Michael Curtain. Mr. Curtain wrote that a change in zoning would allow for children to be staying for 14 day periods and could potentially lead to 156 individuals coming and going over the course of a year.

Attorney Chris Russo came forward and stated he represents two clients that are in opposition to the item. He stated that the children are court involved. They are at medium, high, and very high risk of recidivism. They are habitual repeat offenders. He stated that the program must accept children from all jurisdictions. That would mean children from outside Bridgeport would be taken care of here. He stated the length of stay would be 14 days for the children, which would be a potential of 156 children per year. Admissions can occur every day on the first or second shift.

Atty. Russo stated that the children that will be in the program demonstrate significant difficulty in complying with court orders. They have had none or very limited success with community based interventions.

Atty. Russo stated that parking is not compliant under City standards. No stacked parking is allowed, as is included in these plans. The garage is 18 ½ feet wide and is not wide enough for two spaces. The driveway is non-conforming.

Atty. Willinger came forward to deliver his rebuttal. He stated that Mr. Buckley has looked at and has no issue with the parking. He stated that Atty. Russo was quoting from the RFP that was issued and is not what is being proposed by Boys & Girls Village. He stated that some children will be from areas outside of Bridgeport, but the vast majority will be from Bridgeport. He stated it is a group home as opposed to a detention center. He stated that the NRZ supports the application.

Ms. Traine stated that we did not bid a 14 day program. We bid on a different program. She stated she expects each child to be there for closer to five or six months.

OTHER BUSINESS

60 MAIN STREET – Seeking temporary access, parking, including construction equipment and related uses by PSEG Power Connecticut, LLC for the new combined cycle power plant.

Mr. Buckley stated that PSEG would like to use the site temporarily for the storage of construction equipment and related uses.

**** COMMISSIONER FREDDINO MOVED TO APPROVE 60 MAIN STREET – SEEKING TEMPORARY ACCESS, PARKING, INCLUDING CONSTRUCTION EQUIPMENT AND RELATED USES BY PSEG POWER CONNECTICUT, LLC FOR THE NEW COMBINED CYCLE POWER PLANT WITH THE FOLLOWING CONDITIONS:**

- 1. THE SUBJECT PREMISES MAY BE USED AS A LAY-DOWN YARD FOR THE PSEG DEVELOPMENT FOR A PERIOD OF 18 MONTHS BEGINNING OCTOBER 2, 2017.**
- 2. AN APPLICATION FOR A CERTIFICATE OF ZONING COMPLIANCE, ALONG WITH A SITE PLAN OF THE AREA IN QUESTION SHALL BE FILED WITH THE ZONING DEPARTMENT OF THE CITY OF BRIDGEPORT.**
- 3. ALL SOIL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE UTILIZATION OF THE SUBJECT PREMISES.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

EXECUTIVE SESSION

The Commission went into Executive Session at 9:15 p. m. and returned at 9:27 p. m.

CITY BUSINESS

C-1 (17-35) Text Amendment – Petition of Office of Planning & Economic Development (OPED) – Seeking to amend design standards specific to drive through facilities under Sec. 12-5 of the City of Bridgeport Zoning Regulations.

Ms. Haig came forward in support of the item. She stated that Atty. Rizio had requested time to consult with her about the item. He stated that some operators of drive throughs will find it challenging to apply with the amendments when they upgrade their facilities. He asked that they be grandfathered in to the existing regulations. Ms. Haig stated that she does not agree with Atty. Rizio. She recommended approval of the text amendment.

Atty. Russo came forward on behalf of Atty. Rizio. He stated that many drive throughs will have to be updated. They will find it challenging to comply with the text amendment. They will not be able to upgrade their facilities.

Ms. Haig came forward to present her rebuttal. She stated that her position stands.

(17-42) Text Amendment – Petition of Office of Planning & Economic Development (OPED) – Seeking to establish Downtown Village District (DVD) design requirements to the existing architectural guidelines under Sec. 10-7 of the City of Bridgeport Zoning Regulations.

Ms. Haig came forward in favor of the item. She stated that the text amendment would require a higher quality of materials used in the construction of wall materials. She stated that the character of the downtown area would be improved. Vinyl siding is not acceptable. The text amendment applies to building upgrades as well as new construction.

Commissioner Freddino read into the record a letter of support from MetroCOG.

(17-43) Text Amendment – Petition of Office of Planning & Economic Development (OPED) – Seeking to establish design standards focusing on how buildings look and interact with its surroundings in the OR zones under Sec. 6-1 of the City of Bridgeport Zoning Regulations.

Ms. Haig came forward in support of the item. She stated that the text amendment improves the interaction of buildings and pedestrians. There are currently many one story and two story buildings. For Bridgeport to grow, taller buildings are needed. Our current zoning standards do not allow for this growth. She stated that the text amendment allows for setbacks, but that public amenities will need to be added to the front of the building. She stated that landscaping requirements will be altered to allow for green roofs and other methods. She stated that the

text amendment eliminates some parking, but that public transportation is available to hand the transport needs.

(17-44) Text Amendment – Petition of Office of Planning & Economic Development (OPED) – Seeking to establish a comprehensive approach to all establishments serving or selling liquor within the City limits excluding full service restaurants under Sec. 12-10 of the City of Bridgeport Zoning Regulations.

Commissioner Phillips recused herself from this item.

Ms. Haig came forward in support of the text amendment. She stated that we have 42 package stores in Bridgeport and we are allowed to have 57 according to statute. She stated that the majority of package stores are fine but there are a few bad actors that create problems by selling to those that are underage or by selling drugs.

Ms. Haig stated that the text amendment changes the required distance between package stores from 1,500 feet to 750 feet. She stated that in a few months, we will be able to accurately measure door to door. With this change in distance, competition increases. It may open the door for big business to come in, but market forces will limit competition. She stated that the permit will run with the person and not the land.

Tom Kelly came forward in favor of the item. He stated that minimum pricing will be phased out. He stated that he is against the permit running with the person and not the land.

Atty. Willinger came forward in favor of the item. He stated that he is 98% in favor of the text amendment and that Ms. Haig did a marvelous job of crafting it. He stated he is in favor of the distance between stores being measured door to door.

Rich Augustynowicz stated that the text amendment is not specific without clearly defined criteria. He stated that subjective analysis will be done when evaluating package store locations on a case by case basis. Standards need to be clear, concise, and measurable. He stated current package store owners need to be assured they haven't made a poor choice in investing time, effort, and money into building a retail business in Bridgeport. Prospective package store owners need to be able to determine if they should make an investment in Bridgeport.

Chairman Riley continued the item until next month's meeting.

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE COMMISSION

No matters were brought forward.

APPROVAL OF MINUTES

No vote was taken on the August 2017 minutes.

Minutes of August 28, 2017 – Present: Acting Chair, Melville Riley. Commissioners: Robert Morton, Barbara Freddino, Anne Pappas-Phillips, Arturo Gravina and Thomas Fedele; Staff: Dennis Buckley, Zoning Official; Associate City Attorney, Russell Liskov.

No vote was taken on the August 28, 2017 minutes.

DECISION SESSION

TEXT AMENDMENTS

C-1 (17-35) TEXT AMENDMENT – Seeking to amend design standards specific to drive through facilities under Sec.12-5 of the City of Bridgeport Zoning Regulations.

**** COMMISSINOER FREDDINO MOVED TO APPROVE C-1 (17-35) TEXT AMENDMENT – SEEKING TO AMEND DESIGN STANDARDS SPECIFIC TO DRIVE THROUGH FACILITIES UNDER SEC.12-5 OF THE CITY OF BRIDGEPORT ZONING REGULATIONS. APPROVED AS PRESENTED, WITH THE EFFECTIVE DATE OF OCTOBER 2, 2017. APPLIES TO ALL EXISTING AND FUTURE DRIVE-THRU FACILITIES.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

17-42 TEXT AMENDMENTS – Seeking to establish Downtown Village District (DVD) design requirements to the existing architectural guidelines under Sec. 10-7 of the City of Bridgeport Zoning Regulations.

**** COMMISSIONER PHILLIPS MOVED TO APPROVE 17-42 TEXT AMENDMENTS – SEEKING TO ESTABLISH DOWNTOWN VILLAGE DISTRICT (DVD) DESIGN REQUIREMENTS TO THE EXISTING ARCHITECTURAL GUIDELINES UNDER SEC. 10-7 OF THE CITY OF BRIDGEPORT ZONING REGULATIONS AS PRESENTED, WITH THE EFFECTIVE DATE OF OCTOBER 2, 2017. APPLIES TO ALL DOWNTOWN VILLAGE DISTRICT DESIGN STANDARDS.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

17-43 TEXT AMENDMENTS – Seeking to establish design standards focusing on how buildings look and interact with its surroundings in the OR zones under Sec. 6-1 of the City of Bridgeport Zoning Regulations.

**** COMMISSIONER PHILLIPS MOVED TO APPROVE 17-43 TEXT AMENDMENTS – SEEKING TO ESTABLISH DESIGN STANDARDS FOCUSING ON HOW BUILDINGS LOOK AND INTERACT WITH ITS SURROUNDINGS IN THE OR ZONES UNDER SEC. 6-1 OF THE CITY OF BRIDGEPORT ZONING REGULATIONS AS PRESENTED, WITH THE EFFECTIVE DATE OF OCTOBER 2, 2017. APPLIES TO DESIGN STANDARDS FOR ALL NEW DEVELOPMENT IN OR ZONES.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

17-44 TEXT AMENDMENTS – Seeking to establish a comprehensive approach to all establishments serving or selling liquor within the City limits excluding full service restaurants under Sec. 12-10 of the City of Bridgeport Zoning Regulations.

**** COMMISSIONER FREDDINO MOVED TO CONTINUE 17-44 TEXT AMENDMENTS – SEEKING TO ESTABLISH A COMPREHENSIVE APPROACH TO ALL ESTABLISHMENTS SERVING OR SELLING LIQUOR WITHIN THE CITY LIMITS EXCLUDING FULL SERVICE RESTAURANTS UNDER SEC. 12-10 OF THE CITY OF BRIDGEPORT ZONING REGULATIONS TO OCTOBER 30, 2017.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

CONTINUED BUSINESS

C-2 (17-33) 222 – 224 BENNETT STREET – Seeking a zone change from R-B to R-C and also seeking a special permit, site plan review and coastal site plan review for the establishment of a group home for a maximum of six (6) clients with 24-hour supervision.

**** COMMISSIONER WALKER MOVED TO APPROVE A ZONE CHANGE FROM R-B TO R-C EFFECTIVE OCTOBER 2, 2017 FOR THE FOLLOWING REASON:
AS THIS APPEARS TO BE A MIXED-USE NEIGHBORHOOD, THE CHANGE OF ZONE FOR THIS PROPERTY IS INCONSEQUENTIAL.**

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

**** THE MOTION PASSED WITH SIX (6) VOTES IN FAVOR AND TWO (2) OPPOSED (COMMISSIONER FILOTEI, AND CHAIRMAN RILEY.)**

**** COMMISSIONER PHILLIPS MOVED TO APPROVE SEEKING A SPECIAL PERMIT, SITE PLAN REVIEW AND COASTAL SITE PLAN REVIEW FOR THE ESTABLISHMENT OF A GROUP HOME FOR A MAXIMUM OF SIX (6) CLIENTS WITH 24-HOUR SUPERVISION WITH THE FOLLOWING CONDITIONS:**

THE USE OF THE SUBJECT PREMISES IS LIMITED TO SIX (6) JUVENILES PARTICIPATING IN THE HAMILTON PROGRAM RANGING FROM THE AGES OF 14 TO 18 YEARS OLD.

**THE SUBJECT PREMISES MAY BE UTILIZED AS A GROUP HOME FOR JUVENILES PARTICIPATING IN THE HAMILTON PROGRAM AS LONG AS THE PROPERTY IS OWNED AND SUPERVISED BY THE BOYS & GIRLS VILLAGE AT 170 BENNETT STREET.
ANY CHANGE OF USE FOR THIS FACILITY SHALL REQUIRE ADDITIONAL APPROVALS BY THE PLANNING & ZONING COMMISSION.**

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 BEEN ESTABLISHED AS OCTOBER 2, 2018.

FOR THE FOLLOWING REASONS:

THE PROPOSED USE IS NOT THE SAME USE AS DESCRIBED IN THE STATE OF CT DOCUMENTATION PRESENTED BY THE ATTORNEY REPRESENTING THE OPPOSITION. PROVIDES AN ADDITIONAL PROGRAM FOR THE TROUBLED YOUTH OF THE CITY OF BRIDGEPORT.

- ** COMMISSIONER MORTON SECONDED THE MOTION.**
- ** THE MOTION PASSED WITH ONE VOTE IN OPPOSITION (COMMISSIONER FILOTEI.)**

17-38) 283 SHERIDAN STREET – Seeking a zone change from R-C or OR to establish a parking lot to be used for a proposed (yet to be approved) restaurant.

**** COMMISSIONER PHILLIPS MOVED TO CONTINUE 17-38) 283 SHERIDAN STREET – SEEKING A ZONE CHANGE FROM R-C OR OR TO ESTABLISH A PARKING LOT TO BE USED FOR A PROPOSED (YET TO BE APPROVED) RESTAURANT TO OCTOBER 30, 2017.**

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

NEW BUSINESS

(17-32) 254 & 264 Scofield Ave. – Petition of Mark L. Testani – Seeking a special permit, site plan review and coastal site plan review to permit the construction of a 3-story, 6-unit apartment building in an R-C zone and coastal area.

**** COMMISSONER FREDDINO MOVED TO APPROVE (17-32) 254 & 264 SCOFIELD AVE. – PETITION OF MARK L. TESTANI – SEEKING A SPECIAL PERMIT, SITE PLAN REVIEW AND COASTAL SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 3-STORY, 6-UNIT APARTMENT BUILDING IN AN R-C ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITIONS:**

**THE PETITIONER SHALL COMPLY WITH ALL OF THE RECOMMENDATIONS OF THE CITY ENGINEER IN HIS LETTER DATED 08/04/17, AS WELL AS THE RECOMMENDATIONS OF THE DESIGN REVIEW COORDINATOR IN HIS REVIEW DATED 08/09/17.
ALL CONSTRUCTION SHALL COMPLY WITH THE BASIC BUILDING CODE OF THE STATE OF CT.**

FOR THE FOLLOWING REASONS:

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 OF THE ZONING REGULATIONS.

AS TO THE COASTAL SITE PLAN REVIEW, THE GRANTING OF THIS PETITION WILL HAVE NO ADVERSE IMPACT ON THE COASTAL AREA.

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 REGUL

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

**** THE MOTION PASSED UNANIMOUSLY.**

(17-45) 102 BANK STREET (aka 955 – 957 MAIN STREET) – Seeking to expunge a condition of approval on an application approved by the Planning & Zoning Commission on 09/26/16 to permit disc jockeys, karaoke and live bands in the existing pool parlor in an DVD CORE zone.

**** COMMISSINOER FEDELE MOVED TO APPROVE 102 BANK STREET (AKA 955 – 957 MAIN STREET) – SEEKING TO EXPUNGE A CONDITION OF APPROVAL ON AN APPLICATION APPROVED BY THE PLANNING & ZONING COMMISSION ON 09/26/16 TO PERMIT DISC JOCKEYS, KARAOKE AND LIVE BANDS IN THE EXISTING POOL PARLOR IN AN DVD CORE ZONE WITH THE FOLLOWING CONDITIONS:**

CONDITION #2 OF THE PREVIOUS APPROVAL HAS BEEN EXPUNGED AND REPLACED WITH: ENTERTAINMENT SHALL CONSIST OF POOL TABLES; LIVE BANDS; KARAOKE; DJ'S AND PIPED-IN MUSIC.

FOR THE FOLLOWING REASONS: THE LIVE ENTERTAINMENT REQUESTED IS CONSISTENT WITH THE OTHER VENUES IN THE DOWNTOWN AREA.

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

**** THE MOTION PASSED UNANIMOUSLY.**

(17-46) 547 NORTH AVENUE – Seeking a special permit and a site plan review to legalize the 850 sq. ft. of retail area in the existing gas station in an I-L zone

**** COMMISSIONER FREDDINO MOVED TO DEFER 17-46 547 NORTH AVENUE – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO LEGALIZE THE 850 SQ. FT. OF RETAIL AREA IN THE EXISTING GAS STATION IN AN I-L ZONE TO MONDAY, OCTOBER 30, 2017.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

(17-47) 447 GRAND STREET – Seeking a site plan review to permit the construction of 3,000 sq. ft. metal storage/garage building in an OR zone.

**** COMMISSIONER FREDDINO MOVED TO APPROVE (17-47) 447 GRAND STREET – SEEKING A SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF 3,000 SQ. FT. METAL STORAGE/GARAGE BUILDING IN AN OR ZONE WITH THE FOLLOWING CONDITIONS:**

THE 5’4” EXPOSED CONCRETE BASE WALL SHALL BE COVERED WITH BRICK VENEER ALONG THE FRONT OF THE BUILDING.

THE PITCH OF THE CANOPY OVER THE FRONT DOOR SHALL BE SIMILAR TO THE ROOFLINE.

FOR THE FOLLOWING REASONS:

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

**** COMMISSIONER GRAVINA 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 11:32 p. m.

Respectfully submitted,

Tom Blaney

Telesco Secretarial Services