

**CITY OF BRIDGEPORT
PLANNING & ZONING COMMISSION
MARCH 26, 2018**

ATTENDANCE: Melville Riley, Chair; Carlos Moreno; Cesar Cordero; Bob Filotei; Reginald Walker; Tom Fedele; Bob Morton

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

CALL TO ORDER

Chairman Riley called the meeting to order at 6:44 p. m. A quorum was present.

CONTINUED BUSINESS

C-1 (17-44) Text Amendment – Petition of the 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.

Ms. Lynn Haig came forward in support of the text amendment. She stated that quality of life is the focus of the text amendments she has brought forward. She stated that this text amendment takes a holistic approach to permitting.

Ms. Haig stated that grocery store beer permits are taken into account in this amendment. She stated that the distances between establishments in this amendment is greater than all seven of the largest cities in the State. She stated that the amendment makes clear to the public how the remonstrance process works.

Atty. Willinger came forward in support of the item. He stated that the amendment is not as lenient as other large cities in the State, but it is still a vast improvement.

Atty. Joel Green came forward in opposition to the item. He stated that he strenuously objects to the City proceeding this evening with this item. He stated that the Zoning Department notified him today that the item would not be brought forward. He advised his clients not to attend the meeting tonight.

Mr. Dennis Buckley came forward and stated that a commissioner was feeling ill this morning and did not think he could attend the meeting this evening. Mr. Buckley notified Atty. Green that due to the illness, there would only be six commissioners this evening. The commissioner has recovered and is here tonight.

Chairman Riley stated that the item will be continued.

C-2 (17-57) 580-582 North Ave. – Petition of 580 North Avenue, LLC – Seeking a special permit and a site plan review to permit the conversion of the existing used car dealership into a six (6) pump gas station with a 2,094-sq. ft. convenience store in an I-L zone.

Attorney Charles Willinger came forward in favor of the item. He presented a traffic impact statement and a map showing the path trucks will follow when making gas deliveries to the gas station. He presented two letters of support from the companies that make deliveries to the applicant's already existing gas station on Park Avenue.

Atty. Willinger stated that all deliveries will occur between the hours of midnight and 4 a. m. He requested that this be a condition of approval. He stated that the gas station across the street from 580 North Avenue accepts deliveries between the hours of 3 and 6 p. m. He stated that commuter traffic is heavy at those times.

Atty. Willinger stated that the traffic impact study shows that there will be a negligible impact on traffic created from his client's gas station. Most of the customers will be generated by people living on nearby streets. He stated that between 1991 and 2013, there has been a significant drop in the amount of traffic on Park Avenue. He stated that, in the past, the location has been used as a gas station and is a large enough lot for the proposed gas station.

The applicant, Mr. Eddie Jamal, came forward in support of the item. He stated that he will have a convenience store in the larger portion of the building. He stated that he would like Dunkin Donuts type tenant in the 590 sq. ft. portion of the building. He stated that single use of the building, as a condition of approval, is not a problem.

Atty. Willinger stated that the plans show single use as a convenience store, and that is what we want.

Atty. Joel Green came forward in opposition to the item. He stated that this item was closed after it received a public hearing before this commission. He stated that, this evening, the applicant submitted documents that are dated in February. The public has not had time to review the documents.

Attorney Willinger provided his rebuttal. He stated that he told Atty. Green, in a recent private conversation, that the item was continued.

Commissioner Walker stated that the item was continued after the January 29, 2018 meeting.

C-3 (17-61) 4 Seabright Ave. – Petition of The Holding Corporation of the Swedish Singing Society Norden, Inc. – Seeking a site plan review and a coastal site plan review to legalize the extension and paving of the parking lot and driveway in an R-B zone and coastal area.

Attorney Rizio came forward in support of the item. He stated that the area has been paved for a number of years and became impervious. He stated that we are seeking legalization of the extension to the building and paving of the parking lot and driveway.

Atty. Rizio stated that the sidewalk has been taken up and replaced with concrete. He stated that neighbors have asked for planters to reduce the amount of parking on city property. He stated that we will agree to that as a condition of approval. Atty. Rizio stated that the extension of the building squares it off and gets rid of some non-conformities.

Mr. Carl Kish came forward in support of the item. He stated that he is a member of the club, and that the paving is a much needed improvement. He stated that the rain garden is sufficient to handle the storm water runoff.

Mr. Britt Bothe came forward in opposition. He stated that he lives across the street from the club. He stated that he is concerned about the amount of noise that will be created by the refrigeration unit. He stated that the land in the adjacent lot is set aside for a City Park and it is now being used for the club's parking. He stated that four small planters have been put in but they are not as sufficient as what is called for in the plans.

Atty. Rizio came forward in rebuttal. He stated that we will remove the refrigeration if that is a condition of approval. He stated that more planters that are larger in size will be put in upon approval of the plan.

C-4 (18-07) 515 Washington Ave. – Petition of Idea for Autism, Inc. – Seeking a special permit and a site plan review to permit the construction of an 18-unit, 1-bedroom apartment building addition to the existing administrative office and training facility for special needs individuals in an R-C zone.

Mr. Mario Panniccia came forward in support of the item. He stated the plan that was previously submitted has been altered. He stated that the 64 foot setback remains the same. He stated that the plan shows a 4 foot easement and the driveway. The plan keeps both the same but eliminates the fence.

Mr. Panniccia stated that the entire top floor has been eliminated. Instead of 18 planned units, there are now 12 planned units. He stated that the front landscaped area is recessed by 5 feet and is aesthetically pleasing. He stated that landscaping requirements have been met and the parking on the side of the building has been eliminated from the plan. He stated that a decorative fence will be put up along Washington Avenue.

Chairman Riley stated that the Washington Avenue has a large amount of pedestrian traffic. Mr. Panniccia stated that we can live without the privacy area in the front if that is a condition of approval.

DEFERRED BUSINESS

D-1 (18-08) 1234, 1294 & 1310 Huntington Tpke. – Petition of MTM Family Limited Partnership – Seeking a zone change from a Residential zone (R-A) to an Office Retail zone (OR) for future development of a commercial use. Commencing at a point on the southeasterly street line of Huntington Turnpike, said point being the northwesterly property corner of land now or formerly of Selda R. Dworkin, et al., and said point also being the southwesterly corner of the parcel herein described; Thence N 40° 10' 54" E, along the southeasterly street line of Huntington Turnpike, a distance of 256.23 feet to a point; Thence N 72° 41' 14" E, along the southeasterly street line of Huntington Turnpike, being also the Town Line between the Town of Trumbull & the City of

Bridgeport, a distance of 37.39 feet to a point; Thence N 72° 25' 20" E, along the Town Line between the Town of Trumbull & the City of Bridgeport, a distance of 335.67 feet to a point; Thence S 32° 18' 24" W, bounded southeasterly by land now or formerly of Jonathan E. Spodnick, a distance of 49.43 feet to a point; Thence S 59° 39' 06" E, bounded northeasterly by land now or formerly of Jonathan E. Spodnick and land now or formerly of Julian & Miriam Valle, each in part, a distance of 199.98 feet to a point; Thence S 25° 57' 02" W, bounded southeasterly by land now or formerly of Yovan A. Barraza & Margarita M. Aguirre, and land now or formerly of Richard M. Kochis, each in part, a distance of 187.00 feet to a point; Thence in a southwesterly and northwesterly direction, bounded southerly by land now or formerly of Jeroldine C. Gee, the following two courses: S 88° 34' 52" W, 31.63 feet and N 87° 48' 18" W, a distance of 92.56 feet to a point; Thence S 88° 49' 38" W, bounded southerly by land now or formerly Jeroldine C. Gee, and land now or formerly of Angellena R. Meekins, each in part, a distance of 101.76 feet to a point; Thence in a northwesterly and southwesterly direction, bounded southerly by land now or formerly of Angellena R. Meekins, the following four courses: N 83° 54' 56" W, 27.54 feet, N 89° 58' 58" W, 9.94 feet, S 77° 48' 51" W, 7.86 feet, and N 81° 17' 48" W, a distance of 7.87 feet to a point; Thence N 89° 33' 44" W bounded southerly by land now or formerly of Angellena R. Meekins, and land now or formerly of Selda R. Dworkin, et al., each in part, a distance of 206.58 feet to a point; Thence S 88° 51' 15" W bounded southerly by land now or formerly of Selda R. Dworkin, et al., a distance of 100.15 feet to the point of commencement. Said described parcel contains 128,824 sq. ft. or 2.9574 acres.

Atty. Willinger came forward and asked that the item be deferred.

NEW BUSINESS

(18-14) Text Amendment – Petition of the Office of Planning & Economic Development (OPED) – Seeking to amend Figure 11-A to revise angled parking stall dimensions and also seeking to amend Sec. Sec. 11-1 and Table 10 to comply with federal and CT state laws governing handicap parking standards.

Ms. Haig came forward in support of the item. She stated that an engineer helped up with getting the dimensions correct for Figure 11-A. She stated that the State regulates handicapped parking regulations and they can be removed from the City regulations.

(18-15) 1054 Boston Ave. – Petition of CCCYMCA d/b/a Alpha Homes, Inc. – Seeking a special permit and a site plan review to permit the conversion of a 6-unit (2-bedroom) apartment building into 11-unit efficiency style apartments in an R-C zone.

Ms. Carmen Colon came forward in support of the item. She stated that this is not transitional housing. It is permanent, but we provide support services. She stated that there is currently no parking at the location. She stated that we have over 40 employees, and they park on the street.

(18-16) 51 Lindley St. – Petition of Gaetano Marini – Seeking a special permit and a site plan review to permit the change of use from a contractor storage building to now include a manufacturing and cheese distribution business in the existing industrial building in an I-L zone.

Mr. Gally came forward in support of the item. He did not have proof of mailings, and the item was continued.

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE COMMISSION

RE: 431 – 437 CARROLL AVENUE – Seeking to waive the public hearing requirement and grant under Sec. 14-54 of the CT General Statutes an amended certificate of location for a used car dealership and auto repair facility under new ownership in an RB zone.

Mr. Buckley stated that the used car dealership is under new ownership, and asked if the new owner should come before the commission to seek an amended certificate of location. Discussion followed and all of the commissioners agreed that the public hearing requirement can be waived.

DECISION SESSION

CONTINUED BUSINESS

C-1 (17-44) Text Amendment – Petition of the 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 WALKER MOVED TO CONTINUE (17-44) TEXT AMENDMENT – PETITION OF THE 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 TO APRIL 30, 2018.**
- ** COMMISSIONER MORTON SECONDED THE MOTION.**
- ** THE MOTION PASSED UNANIMOUSLY.**

C-2 (17-57) 580-582 North Ave. – Petition of 580 North Avenue, LLC – Seeking a special permit and a site plan review to permit the conversion of the existing used car dealership into a six (6) pump gas station with a 2,094-sq. ft. convenience store in an I-L zone.

- ** COMMISSIONER FILOTEI MOVED TO CONTINUE (17-57) 580-582 NORTH AVE. – PETITION OF 580 NORTH AVENUE, LLC – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE CONVERSION OF THE EXISTING USED CAR DEALERSHIP INTO A SIX (6) PUMP GAS STATION WITH A 2,094-SQ. FT. CONVENIENCE STORE IN AN I-L ZONE TO APRIL 30, 2018.**

The motion failed.

- ** COMMISSIONER WALKER MOVED TO APPROVE (17-57) 580-582 NORTH AVE. – PETITION OF 580 NORTH AVENUE, LLC – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE CONVERSION OF THE EXISTING USED CAR DEALERSHIP INTO A SIX (6) PUMP GAS STATION**

WITH A 2,094-SQ. FT. CONVENIENCE STORE IN AN I-L ZONE WITH THE FOLLOWING CONDITIONS:

- 1. ALL FUEL DELIVERIES ARE RESTRICTED TO 12 MIDNIGHT THRU 4 A.M.**
- 2. THE PETITIONER SHALL COMPLY WITH ALL RECOMMENDATIONS OF THE CITY ENGINEER IN HIS LETTER DATED 11/13/17.**
- 3. THE PROJECT AS APPROVED IS FOR A SINGLE USE BUILDING.**

FOR THE FOLLOWING REASONS:

1. THE REDEVELOPMENT OF THE SUBJECT SITE COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5, AS WELL AS THE SPECIAL PERMIT STANDARDS OF SEC. 14-4-4 OF THE ZONING REGULATIONS.

***THIS SPECIAL PERMIT APPROVAL, AS REQUIRED UNDER SEC. 14-4-5 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT, CT SHALL EXPIRE ON APRIL 2, 2019.**

**** COMMISSIOER CORDERO SECONDED THE MOTION.**

**** THE MOTION PASSED WITH SIX VOTES IN FAVOR AND ONE IN OPPOSITION (COMMISSIONER FILOTEI).**

C-3 (17-61) 4 Seabright Ave. – Petition of The Holding Corporation of the Swedish Singing Society Norden, Inc. – Seeking a site plan review and a coastal site plan review to legalize the extension and paving of the parking lot and driveway in an R-B zone and coastal area.

**** COMMISSIONER WALKER MOVED TO APPROVE 3 (17-61) 4 SEABRIGHT AVE. – PETITION OF THE HOLDING CORPORATION OF THE SWEDISH SINGING SOCIETY NORDEN, INC. – SEEKING A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO LEGALIZE THE EXTENSION AND PAVING OF THE PARKING LOT AND DRIVEWAY IN AN R-B ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITIONS:**

- 1. THE PETITIONER SHALL INSTALL A RAIN GARDEN IN ACCORDANCE WITH THE REVISED PLANS APPROVED BY THE STATE OF CT ENVIRONMENTAL ANALYST IN HIS EMAIL OF 02/15/18.**
- 2. THE PETITIONER SHALL INCORPORATE ALL RECOMMENDATIONS OF THE CITY ENGINEER IN HIS LETTER OF 11/20/18 INTO THIS PROJECT.**
- 3. A SOLID ROW OF PLANTERS WITH ARBORVITAE TREES SHALL BE PLACED ALONG THE EDGE OF THE ASPHALT FROM THE CITY SIDEWALK TO THE CONCRETE WALL.**
- 4. THE PARKING LOT SHALL BE STRIPED IN ACCORDANCE WITH SEC. 11-1-2 OF THE ZONING REGULATIONS.**

5. THE PARKING OF VEHICLES BEYOND THE PLANTERS ON THE LAWN AREA OF THE CITY PARKLAND IS STRICTLY PROHIBITED AT ANY TIME FOR ANY REASON.

6. THE PETITIONER SHALL SEEK TO PURCHASE OR ESTABLISH AN EASEMENT FROM THE CITY FOR THE PROPERTY WHICH WAS PAVED AS WELL AS THE AREA WHERE A WALL WAS ERECTED WITHOUT ANY APPROVALS.

FOR THE FOLLOWING REASONS:

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

2. AS TO THE COASTAL SITE PLAN REVIEW, THE PROJECT WITH THE IMPLEMENTATION OF THE RECOMMENDATIONS OF CITY ENGINEER AND THE STATE OF CT ENVIRONMENTAL ANALYST WILL HAVE NO UNACCEPTABLE IMPACT ON THE COASTAL AREA.

***THIS COASTAL SITE PLAN APPROVAL, AS REQUIRED UNDER SEC. 14-4-5 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT, CT SHALL EXPIRE ON APRIL 2, 2019.**

**** COMMISSIONER MORENO SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

C-4 (18-07) 515 Washington Ave. – Petition of Idea for Autism, Inc. – Seeking a special permit and a site plan review to permit the construction of an 18-unit, 1-bedroom apartment building addition to the existing administrative office and training facility for special needs individuals in an R-C zone.

**** COMMISSIONER MORENO MOVED TO APPROVE (18-07) 515 WASHINGTON AVE. – PETITION OF IDEA FOR AUTISM, INC – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF AN 18-UNIT, 1-BEDROOM APARTMENT BUILDING ADDITION TO THE EXISTING ADMINISTRATIVE OFFICE AND TRAINING FACILITY FOR SPECIAL NEEDS INDIVIDUALS IN AN R-C ZONE WITH THE FOLLOWING CONDITIONS:**

1. THE DEVELOPMENT OF THE SUBJECT SITE SHALL BE IN STRICT ACCORD WITH THE REVISED PLAN OF 03/13/18 THAT WAS SUBMITTED TO AND APPROVED BY THE COMMISSION.

2. THE PETITIONER SHALL INCORPORATE INTO THIS PROJECT ALL RECOMMENDATIONS OF THE CITY ENGINEER IN HIS LETTER DATED 02/12/18 AND THE CITY FIRE MARSHAL’S CONCERNS EXPRESSED IN THE MEMO DATED 01/31/18.

3. 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 SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5, AS WELL AS THE SPECIAL PERMIT STANDARDS OF SEC. 14-4-4 OF THE ZONING REGULATIONS.

***THIS SPECIAL PERMIT APPROVAL, AS REQUIRED UNDER SEC. 14-4-5 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT, CT SHALL EXPIRE ON APRIL 2, 2019.**

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

DEFERRED BUSINESS

D-1 (18-08) 1234, 1294 & 1310 Huntington Tpke. – Petition of MTM Family Limited Partnership – Seeking a zone change from a Residential zone (R-A) to an Office Retail zone (OR) for future development of a commercial use. Commencing at a point on the southeasterly street line of Huntington Turnpike, said point being the northwesterly property corner of land now or formerly of Selda R. Dworkin, et al., and said point also being the southwesterly corner of the parcel herein described; Thence N 40° 10' 54" E, along the southeasterly street line of Huntington Turnpike, a distance of 256.23 feet to a point; Thence N 72° 41' 14" E, along the southeasterly street line of Huntington Turnpike, being also the Town Line between the Town of Trumbull & the City of Bridgeport, a distance of 37.39 feet to a point; Thence N 72° 25' 20" E, along the Town Line between the Town of Trumbull & the City of Bridgeport, a distance of 335.67 feet to a point; Thence S 32° 18' 24" W, bounded southeasterly by land now or formerly of Jonathan E. Spodnick, a distance of 49.43 feet to a point; Thence S 59° 39' 06" E, bounded northeasterly by land now or formerly of Jonathan E. Spodnick and land now or formerly of Julian & Miriam Valle, each in part, a distance of 199.98 feet to a point; Thence S 25° 57' 02" W, bounded southeasterly by land now or formerly of Yovan A. Barraza & Margarita M. Aguirre, and land now or formerly of Richard M. Kochis, each in part, a distance of 187.00 feet to a point; Thence in a southwesterly and northwesterly direction, bounded southerly by land now or formerly of Jeroldine C. Gee, the following two courses: S 88° 34' 52" W, 31.63 feet and N 87° 48' 18" W, a distance of 92.56 feet to a point; Thence S 88° 49' 38" W, bounded southerly by land now or formerly Jeroldine C. Gee, and land now or formerly of Angellena R. Meekins, each in part, a distance of 101.76 feet to a point; Thence in a northwesterly and southwesterly direction, bounded southerly by land now or formerly of Angellena R. Meekins, the following four courses: N 83° 54' 56" W, 27.54 feet, N 89° 58' 58" W, 9.94 feet, S 77° 48' 51" W, 7.86 feet, and N 81° 17' 48" W, a distance of 7.87 feet to a point; Thence N 89° 33' 44" W bounded southerly by land now or formerly of Angellena R. Meekins, and land now or formerly of Selda R. Dworkin, et al., each in part, a distance of 206.58 feet to a point; Thence S 88° 51' 15" W bounded southerly by land now or formerly of Selda R. Dworkin, et al., a distance of 100.15 feet to the point of commencement. Said described parcel contains 128,824 sq. ft. or 2.9574 acres.

**** COMMISSIONER FEDELE MOVED TO DEFER (18-08) 1234, 1294 & 1310 HUNTINGTON TPKE. – PETITION OF MTM FAMILY LIMITED PARTNERSHIP – SEEKING A ZONE CHANGE FROM A RESIDENTIAL ZONE (R-A) TO AN OFFICE RETAIL ZONE (OR) FOR FUTURE DEVELOPMENT OF A COMMERCIAL USE. COMMENCING AT A POINT ON THE SOUTHEASTERLY STREET LINE OF HUNTINGTON TURNPIKE, SAID POINT BEING THE NORTHWESTERLY PROPERTY CORNER OF LAND NOW OR FORMERLY OF SELDA R. DWORKIN, ET AL., AND SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE N 40° 10' 54" E, ALONG THE SOUTHEASTERLY STREET LINE OF HUNTINGTON TURNPIKE, A DISTANCE OF 256.23 FEET TO A POINT; THENCE N 72° 41' 14" E, ALONG THE SOUTHEASTERLY STREET LINE OF HUNTINGTON TURNPIKE, BEING ALSO THE TOWN LINE**

BETWEEN THE TOWN OF TRUMBULL & THE CITY OF BRIDGEPORT, A DISTANCE OF 37.39 FEET TO A POINT; THENCE N 72° 25' 20" E, ALONG THE TOWN LINE BETWEEN THE TOWN OF TRUMBULL & THE CITY OF BRIDGEPORT, A DISTANCE OF 335.67 FEET TO A POINT; THENCE S 32° 18' 24" W, BOUNDED SOUTHEASTERLY BY LAND NOW OR FORMERLY OF JONATHAN E. SPODNICK, A DISTANCE OF 49.43 FEET TO A POINT; THENCE S 59° 39' 06" E, BOUNDED NORTHEASTERLY BY LAND NOW OR FORMERLY OF JONATHAN E. SPODNICK AND LAND NOW OR FORMERLY OF JULIAN & MIRIAM VALLE, EACH IN PART, A DISTANCE OF 199.98 FEET TO A POINT; THENCE S 25° 57' 02" W, BOUNDED SOUTHEASTERLY BY LAND NOW OR FORMERLY OF YOVAN A. BARRAZA & MARGARITA M. AGUIRRE, AND LAND NOW OR FORMERLY OF RICHARD M. KOCHIS, EACH IN PART, A DISTANCE OF 187.00 FEET TO A POINT; THENCE IN A SOUTHWESTERLY AND NORTHWESTERLY DIRECTION, BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF JEROLDINE C. GEE, THE FOLLOWING TWO COURSES: S 88° 34' 52" W, 31.63 FEET AND N 87° 48' 18" W, A DISTANCE OF 92.56 FEET TO A POINT; THENCE S 88° 49' 38" W, BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY JEROLDINE C. GEE, AND LAND NOW OR FORMERLY OF ANGELLENA R. MEEKINS, EACH IN PART, A DISTANCE OF 101.76 FEET TO A POINT; THENCE IN A NORTHWESTERLY AND SOUTHWESTERLY DIRECTION, BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF ANGELLENA R. MEEKINS, THE FOLLOWING FOUR COURSES: N 83° 54' 56" W, 27.54 FEET, N 89° 58' 58" W, 9.94 FEET, S 77° 48' 51" W, 7.86 FEET, AND N 81° 17' 48" W, A DISTANCE OF 7.87 FEET TO A POINT; THENCE N 89° 33' 44" W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF ANGELLENA R. MEEKINS, AND LAND NOW OR FORMERLY OF SELDA R. DWORKIN, ET AL., EACH IN PART, A DISTANCE OF 206.58 FEET TO A POINT; THENCE S 88° 51' 15" W BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF SELDA R. DWORKIN, ET AL., A DISTANCE OF 100.15 FEET TO THE POINT OF COMMENCEMENT. SAID DESCRIBED PARCEL CONTAINS 128,824 SQ. FT. OR 2.9574 ACRES TO APRIL 30, 2018.

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

NEW BUSINESS

(18-14) Text Amendment – Petition of the Office of Planning & Economic Development (OPED) – Seeking to amend Figure 11-A to revise angled parking stall dimensions and also seeking to amend Sec. Sec. 11-1 and Table 10 to comply with federal and CT state laws governing handicap parking standards.

** COMMISSIONER WALKER MOVED TO APPROVE (18-14) TEXT AMENDMENT – PETITION OF THE OFFICE OF PLANNING & ECONOMIC DEVELOPMENT (OPED) – SEEKING TO AMEND FIGURE 11-A TO REVISE ANGLED PARKING STALL DIMENSIONS AND ALSO SEEKING TO AMEND SEC. SEC. 11-1 AND TABLE 10 TO COMPLY WITH FEDERAL AND CT STATE LAWS GOVERNING HANDICAP PARKING STANDARDS WITH THE EFFECTIVE DATE OF APRIL 2, 2018.
** COMMISSIONER FEDELE SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.

(18-15) 1054 Boston Ave. – Petition of CCCYMCA d/b/a Alpha Homes, Inc. – Seeking a special permit and a site plan review to permit the conversion of a 6-unit (2-bedroom) apartment building into 11-unit efficiency style apartments in an R-C zone.

**** COMMISSIONER MORTON MOVED TO APPROVE (18-15) 1054 BOSTON AVE. – PETITION OF CCCYMCA D/B/A ALPHA HOMES, INC. – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE CONVERSION OF A 6-UNIT (2-BEDROOM) APARTMENT BUILDING INTO 11-UNIT EFFICIENCY STYLE APARTMENTS IN AN R-C ZONE WITH THE FOLLOWING CONDITIONS:**

1. THE DEVELOPMENT OF THE SUBJECT PREMISES SHALL BE IN STRICT ACCORD WITH THE PLANS SUBMITTED TO AND APPROVED BY THE COMMISSION.

2. THE PETITIONER SHALL INCORPORATE INTO THIS PROJECT THE CONCERNS OF THE CITY FIRE MARSHAL AS EXPRESSED IN THE MEMO DATED 03/12/18.

FOR THE FOLLOWING REASONS: THE PROJECT AS APPROVED COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5, AS WELL AS THE SPECIAL PERMIT STANDARDS OF SEC. 14-4-4 OF THE ZONING REGULATIONS.

***THIS SPECIAL PERMIT APPROVAL, AS REQUIRED UNDER SEC. 14-4-5 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT, CT SHALL EXPIRE ON APRIL 2, 2019.**

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

(18-16) 51 Lindley St. – Petition of Gaetano Marini – Seeking a special permit and a site plan review to permit the change of use from a contractor storage building to now include a manufacturing and cheese distribution business in the existing industrial building in an I-L zone.

**** COMMISSIONER FEDELE MOVED TO CONTINUE (18-16) 51 LINDLEY ST. – PETITION OF GAETANO MARINI – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE CHANGE OF USE FROM A CONTRACTOR STORAGE BUILDING TO NOW INCLUDE A MANUFACTURING AND CHEESE DISTRIBUTION BUSINESS IN THE EXISTING INDUSTRIAL BUILDING IN AN I-L ZONE TO APRIL 30, 2018.**

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

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE COMMISSION

RE: 431 – 437 CARROLL AVENUE – Seeking to waive the public hearing requirement and grant under Sec. 14-54 of the CT General Statutes an amended certificate of location for a used car dealership and auto repair facility under new ownership in an RB zone.

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

DECISION: APPROVED WITH THE SAME CONDITIONS OF APPROVAL AS ESTABLISHED ON 08/28/17.

APPROVAL OF MINUTES

Minutes of February 26, 2018 – Present: Acting Chair, Melville Riley. Commissioners: Robert Morton, Barbara Freddino, Carlos Moreno, Arturo Gravina-Hernandez, and Cesar Cordero; Staff: Dennis Buckley, Zoning Official.

The minutes were not brought forward.

ADJOURNMENT

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

The meeting was adjourned at 8:54 p. m.

Respectfully submitted,

Tom Blaney
Telesco Secretarial Services