

**CITY OF BRIDGEPORT
PLANNING & ZONING COMMISSION
APRIL 30, 2018**

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

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

CALL TO ORDER

Chairman Riley called the meeting to order at 6:33 p. m. A quorum was present.

CITY 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.

Alyshia Perrin came forward in opposition to the item. She stated that many children walk to school. She stated that many of them have to walk by liquor stores on their way to school. She stated that increasing the number of liquor stores will have a negative impact on children.

Attorney Joel Green came forward in opposition to the item. He stated that there is no need for remonstrance to be included in the text amendment. It paraphrases what is already in the statutes.

Atty. Green stated that the text amendment would regulate the user instead of the use. He stated that the ability of the owner to sell the business is being threatened.

Atty. Green stated that the 750 foot door-to-door radius is not easily measured. It is not clear where the entrance to each building is located. Measuring property line to property line is a better method of measurement.

Atty. Green stated that the text amendment would refer the “owner” of schools and churches. He stated that many schools and churches rent their locations. They would not be taken into consideration under the current language.

Atty. Green stated that OPED is a department of the City and has no standing to appear before the commission.

Mr. Richard Augustynowicz came forward in opposition. He stated that the text amendment does not fulfill the City's responsibility to promote the general welfare of the people.

Mr. Ernie Newton came forward in opposition. He stated that the text amendment does a disservice to the inner city neighborhoods. It will lead to liquor stores being closer together. This is not the type of developments we need. We need grocery stores, high rise residential, and other types of developments.

Ms. Mary Bradley came forward in opposition. She stated that the text amendment will mean that liquor stores will be closer together. Children have to walk past the stores. We need to prioritize the safety of our children.

Ms. Maria Pereira came forward in opposition. She stated that City schools do not own the property. They lease from the City. This text amendment would not take these schools into consideration because they do not own the property. She stated that liquor stores lower property values.

Ms. Eneida Martinez came forward in opposition. She stated that the text amendment will negatively impact our quality of life.

Mr. Richard Ledger came forward in opposition. He stated that the text amendment is being changed to accommodate one individual. Measuring distance between doors instead of property line to property line negatively impacts current business owners while catering to that individual.

Mr. Terry Sullivan came forward in opposition. He stated that the changes do not bring any economic value to the City.

Ms. Karen Jackson came forward in opposition. She stated that children walk by the liquor stores and their safety is not being prioritized.

Mr. Robert Halstead came forward in opposition. He stated that increasing the number of liquor stores should not be our priority.

Mr. Kyle Langan came forward in opposition. He stated that the text amendment will not reduce the number of liquor stores.

Mr. Milkar Ramirez came forward in opposition. He stated that liquor stores will be closer together and negatively impact school children when they walk to school.

Ms. Lynn Haig came forward in support of the item. She stated that the process is data and fact driven. The amendment while cutting edge, is legal. She stated that many members of the public are not familiar with the remonstrance process.

Ms. Haig stated that as of March 1, 2018, we have a new mapping software that allows us to measure more accurately than we have been able to in the past.

Ms. Haig stated that the text amendment includes grocery store beer permits. She stated that, because they are included, the number of liquor stores will be reduced over time.

Ms. Haig stated that OPED has come before this commission on many occasions. That has never been challenged and the City has the right to change its regulations.

Ms. Haig stated that many churches and schools that rent spaces close in short periods of time. She stated that we should not have to zone around an entity that can pick up and move quickly. She stated that schools are owned by the City. We can consider them to be “owned” and included under the text amendment. She stated that some day care centers rent long term and will be included in the regulations.

(18-18) Text Amendment – Petition of the Office of Planning & Economic Development (OPED) – Seeking to amend the City of Bridgeport Zoning Regulations with Sec. 9-6 to establish three (3) overlay zones to help achieve a riparian buffer along streams (O-WF1); a public access easement along rivers (O-WF2) and a public access easement along large parcels of property and city own development sites along tidal waterways (O-WF2). (requesting to be deferred at hearing)

The item was deferred to May 29, 2018.

CONTINUED BUSINESS

C-2 (18-16) 51 Lindley St. (aka 639 N. Washington Ave.) – 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 and coastal area.

Mr. Gaetano Marini came forward in support of the item. He stated that he is the owner of the lot. He stated that the building has five bays. He is renting out one of the bays to Mr. Henny Gally.

Mr. Gally came forward in support of the item. He stated that he will be using one bay to manufacture cheese. No items will be stored outside of the building.

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.

Attorney Charles Willinger came forward in support of the item. He stated that the location has never been used for residential. It has been used as a staging area when Route 8 was being constructed He stated that this location is across the street from a senior housing development.

Atty. Willinger stated that there are two other retail developments nearby. This development would fit in with the surrounding area. He stated that it fits in with the City Master Plan.

Mr. Kermit Waz traffic engineer came forward in support of the item. He stated that the Turnpike handles about 400 vehicles per lane per day. He stated that this development will increase traffic but there is more than enough capacity to handle the increase in traffic.

Mr. Carlos Perez came forward in support of the item. He stated that the development will have no negative impact on property values in the surrounding area. Retail developments of this kind do not impact the sale price nor the length of time properties stay on the market.

Mr. Bill Coleman came forward in support of the item. He stated that this development would fit in with the developments in the surrounding area. He stated that the development will have low impact on the neighborhood.

Attorney Bill Verese came forward in opposition. He stated that the current regulations designate the location strictly for residential use. He stated that the development would be out of harmony with the surrounding residential area. He stated that it would cause a dramatic change to the area. He stated that there is currently sufficient retail and professional services in the area to serve the residents. He stated that the development will have a negative impact on property values. He stated that the wetlands will be disturbed by an increase in storm water runoff.

Mr. Phillip Smith came forward in opposition. He stated that there is already enough retail in the area to serve residents. He stated that there are no benefits to the development going in. The burden is on the petitioners to prove that there are benefits. He stated that the roadway is already congested. This development would add to the traffic problems. He stated that there are already flooding issues and this development will add to the problem. Mr. Smith stated that this location has a long history of applications that have not been approved.

Mr. David Atkins came forward in opposition. He stated that the development will have a negative impact on the quality of life in the neighborhood. He stated that there have been previous petitions to have the zoning changed and they were all denied.

Ms. Selda Dworkin came forward in opposition. She stated that the current retail developments in the area have vacancies. There is no need for another development. She stated that the development would have a negative impact on the residential septic tanks, storm water runoff, the rock wall on the edge of her property, and wildlife. She stated that it will add to the traffic congestion in the area.

Ms. Anita Morales stated that the property has not been maintained for many years. She stated that the conditions have only been improved recently because the developer wanted to put this petition forward. She stated that the septic tanks are going to be disturbed.

Mr. Mentzel came forward in opposition. He stated that the septic tanks are going to be disturbed by the development.

Atty. Willinger came forward with his rebuttal. He stated that the City is able to change zoning as appropriate. He stated that this is not spot zoning and is in harmony with the comprehensive plan.

NEW BUSINESS

(18-17) 330 (aka 386) Water St. – Petition of Bridgeport Port Authority – Seeking a site plan review and a coastal site plan review to permit the construction of a high speed ferry terminal facility in the DVD-WF zone.

Ms. Martha Klimas came forward in support of the item. She stated that a new terminal facility will be built. It will serve only passenger boats. The property is owned by the State and we are leasing the property. There is currently one dock and we will be building a second dock.

Ms. Kilmas stated that we do not currently have an operator. The operator will have to cover the core commuter component and can add additional services as they wish.

Mr. David Sacco came forward in support of the item. He stated that the vessels serving the site would hold about 80 passengers. He stated that we do not anticipate having to dredge in the area.

(18-19) 10 Boston Ave. – Petition of 10 Boston Avenue, LLC – Seeking a site plan review; a coastal site plan review; an approval of location for a new car dealership and the issuance of a new motor vehicle license in an I-L zone and coastal area.

Attorney John Fallon stated that the location will be used for motor vehicle sales and repairs.

Mr. Chris DeAngelis came forward in support of the item. He stated that the current building will be torn down. The first floor of the new building will be smaller than the current building. The upper floors will cover a greater area than the first floor. He stated that there will be a rain garden. All water runoff will be slowed down and cleaned before discharge.

Mr. Phil Clark came forward in support of the item. He stated that the showroom will be on the second floor of the building. He stated that the first floor will be for delivery and clean up. The first floor will have a small lobby. There will be a 15,000 square foot showroom on the second floor. The upper floors will be for storage of vehicles.

Mr. Bill Coleman came forward in support of the item. He stated that the petitioner has presented an impressive plan. It will be an iconic building and a great first impression as people enter the City.

Mr. Terry Sullivan came forward in favor of the item. He stated that the dealership will be good for Bridgeport.

(18-20) 315-317 Ellsworth St. – Petition of Jorge Espinoza – Seeking a site plan review to permit the conversion of a 2-family dwelling into a 3-family dwelling in an R-B zone.

Mr. Marcos Reinheimer came forward in support of the item. He stated that the building is an existing 2-family dwelling and we would like to convert it into a 3-family dwelling.

(18-21) 1292 Boston Ave. – Petition of Yankee Discount Muffler – Seeking a special permit and a site plan review to permit the construction of a 2-story mixed use building containing a full service restaurant and a 2-bedroom apartment above in an OR zone.

Atty. Raymond Rizio came forward in support of the item. He stated that the plan has been revised. He stated that the plan has more parking than is required. He stated that his client has been in business for 27 years at the adjacent lot. The restaurant will seat between 50 and 60 people. He stated that it has adequate landscaping including along the Boston Avenue side of the lot.

Mr. Reinheimer stated that the building will be mixed-use and have two stories. He stated it will have a stucco front with brick. There will be trim work along the top. The doors will be aluminum and glass.

Atty. Rizio stated that the Vietnamese restaurant will not have a bar. It will be open between 6:00 am and midnight.

Mr. Bill Coleman came forward in support of the item. He stated that the new plan improves the design of the building.

(18-22) 1285 Boston Ave. – Petition of General Electric Company– Seeking a zone change from I-L to R-C for the athletic field and a re-subdivision of approximately 60 acres of property to establish four (4) lots. Also seeking a special permit and a site plan review as it pertains to the newly established lots as follows: COMMERCIAL PARCEL A: A certain parcel of land situated on the easterly side of Asylum Street in the City of Bridgeport, Fairfield County, Connecticut, shown on a plan titled “Subdivision Plan, Bond Street, Bridgeport, Connecticut, prepared for General Electric Company”, dated March 28, 2018, by WSP USA Inc., said plan to be recorded in the Bridgeport Land Records and more particularly bounded and described as follows: Beginning at a concrete bound with a drill hole found in the easterly line of Asylum Street; thence, along the easterly line of Asylum Street by a curve to the left having a radius of 1061.12 feet and an arc length of 208.54 feet to a point; thence, along a non-tangent curve to the right having a radius of 30.00 feet, an arc length of 37.88 feet, a chord bearing of N 86° 26'

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37" E and a chord distance of 35.42 feet to a point; thence, S 57° 22' 53" E a distance of 524.20 feet to a point; thence, S 12° 57' 27" W a distance of 183.36 feet to a point at land now or formerly of Lakeview Cemetery Association; thence, along the land of Lakeview Cemetery, the following two (2) courses; S 37° 03' 14" W a distance of 271.38 to a point; N 57° 11' 28" W a distance of 627.12 to a point in the easterly side of Asylum Street; thence, along the easterly sideline of Asylum Street, the following course; N 39° 58' 11" E a distance of 213.90 feet to the point of beginning. The above described Commercial Parcel A containing an area of 6.14 acres +/-.

COMMERCIAL PARCEL B: A certain parcel of land situated on the easterly side of Asylum Street in the City of Bridgeport, Fairfield County, Connecticut, shown on a plan titled "Subdivision Plan, Bond Street, Bridgeport, Connecticut, prepared for General Electric Company", dated March 28, 2018, by WSP USA Inc., said plan to be recorded in the Bridgeport Land Records and more particularly bounded and described as follows: Beginning at a point in the easterly line of Asylum Street at the most northerly corner of the described parcel; thence, the following two (2) courses along the easterly sideline of Asylum Street; S 75° 25' 59" E a distance of 84.62 feet to a point; along a curve to the left having a radius of 225.00 feet and an arc length of 118.14 feet to a point and the northwest corner of the EC/Athletic Field; thence, the following two (2) courses along the EC/Athletic Field; S 00° 22' 20" W a distance of 365.71 feet to a point; S 24° 44' 57" W a distance of 61.42 feet to a point; thence, N 57° 22' 53" W a distance of 310.47 feet to a point; thence, along a curve to the right having a radius of 40.00 feet and an arc length of 31.37 feet to a point on the easterly line of Asylum Street; thence, along the easterly line of Asylum Street, the following two (2) courses; along a non-tangent curve to the left having a radius of 1061.12 feet, an arc length of 3.37 feet, a chord bearing of N 23° 35' 09" E and a chord distance of 3.37 feet to a point; N 23° 29' 41" E a distance of 268.54 feet to the point of beginning. The above described Commercial Parcel B containing an area of 2.11 acres +/-.

EC / ATHLETIC FIELD PARCEL: A certain parcel of land situated on the easterly side of Asylum Street in the City of Bridgeport, Fairfield County, Connecticut, shown on a plan titled "Subdivision Plan, Bond Street, Bridgeport, Connecticut, prepared for General Electric Company", dated March 28, 2018, by WSP USA Inc., said plan to be recorded in the Bridgeport Land Records and more particularly bounded and described as follows: Beginning at a point in the easterly line of Asylum Street, said point being the northerly endpoint of said line; thence, N 70° 39' 19" W a distance of 25.00 feet by the northerly end of Asylum Street to a point at land now or formerly of Sporting Goods Properties, Inc.; thence, The following seven (7) courses along the land of now or formerly Sporting Goods Properties, Inc.; N 48° 52' 39" E a distance of 248.04 feet to a point; N 52° 57' 07" E a distance of 66.73 feet to a concrete bound; N 72° 48' 07" E a distance of 410.57 feet to a concrete bound; S 23° 17' 28" E a distance of 59.98 feet to a concrete bound; S 07° 45' 42" W a distance of 289.16 feet to a point; S 32° 06' 02" W a distance of 394.74 feet to a point; S 72° 31' 18" E a distance of 7.04 feet to a point; thence, S 13° 25' 50" W a distance of 559.80 feet to a point; thence, S 28° 37' 12" W a distance of 15.28 feet to a point; thence, N 77° 28' 48" W a distance of 235.29 feet to a point; thence, N 80° 09' 26" W a distance of 38.38 feet to a point; thence, N 57° 22' 53" W a distance of 256.49 feet to a point and the southerly corner of Commercial Parcel B; thence, along Commercial Parcel B, the following two (2) courses; N

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24° 44' 57" E a distance of 61.42 feet to a point; N 00° 22' 20" E a distance of 365.71 feet to a point on the southeasterly line of Asylum Street; thence, along the southeasterly line of Asylum Street, the following two (2) courses; along a non-tangent curve to the left having a radius of 225.00 feet, an arc length of 216.53 feet, a chord bearing of N 46° 54' 51" E and a chord distance of 208.27 feet to a point; N 19° 20' 41" E a distance of 152.00 feet to the point of beginning. The above described EC / Athletic Field Parcel containing an area of 13.77 acres +/- . The remainder of property, 1285 BOSTON AVENUE PARCEL, a certain parcel of land situated on the northerly side of Boston Avenue in the City of Bridgeport, Fairfield County, Connecticut, shown on a plan titled "Subdivision Plan, Bond Street, Bridgeport, Connecticut, prepared for General Electric Company", dated March 28, 2018, by WSP USA Inc., said plan to be recorded in the Bridgeport Land Records. Parcel consisting of 37.98 acres +/- .

The item was deferred to Tuesday, May 29, 2018.

(18-23) 1900 Fairfield Ave. – Petition of McDonald’s Corporation – Seeking a site plan review to permit the enlargement of the existing nonconforming drive-thru facility at the existing fast food restaurant in an MU-LI zone

The item was deferred to Tuesday, May 29, 2018.

(18-24) 188 Pequonnock St. – Petition of Corlington N. Smith – Seeking a special permit and a site plan review to permit the establishment of a 50-seat, full service restaurant in the existing take-out restaurant/caterer facility in an OR zone.

The item was deferred to Tuesday, May 29, 2018.

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE COMMISSION

No items were brought forward.

DECISION SESSION

CITY 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 FREDDINO 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 MAY 29, 2018.

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

(18-18) Text Amendment – Petition of the Office of Planning & Economic Development (OPED) Seeking to amend the City of Bridgeport Zoning Regulations with Sec. 9-6 to establish three (3) overlay zones to help achieve a riparian buffer along streams (O-WF1); a public access easement along rivers (O-WF2) and a public access easement along large parcels of property and city own development sites along tidal waterways (O-WF2). (requesting to be deferred at hearing)

- ** COMMISSIONER FREDDINO MOVED TO DEFER (18-18) TEXT AMENDMENT – PETITION OF THE OFFICE OF PLANNING & ECONOMIC DEVELOPMENT (OPED) – SEEKING TO AMEND THE CITY OF BRIDGEPORT ZONING REGULATIONS WITH SEC. 9-6 TO ESTABLISH THREE (3) OVERLAY ZONES TO HELP ACHIEVE A RIPARIAN BUFFER ALONG STREAMS (O-WF1); A PUBLIC ACCESS EASEMENT ALONG RIVERS (O-WF2) AND A PUBLIC ACCESS EASEMENT ALONG LARGE PARCELS OF PROPERTY AND CITY OWN DEVELOPMENT SITES ALONG TIDAL WATERWAYS (O-WF2). (REQUESTING TO BE DEFERRED AT HEARING) TO MAY 29, 2018.**
- ** COMMISSIONER MORENO SECONDED THE MOTION.**
- ** THE MOTION PASSED UNANIMOUSLY.**

CONTINUED BUSINESS

C-2 (18-16) 51 Lindley St. (aka 639 N. Washington Ave.) – 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 and coastal area.

- ** COMMISSIONER WALKER MOVED TO APPROVE (18-16) 51 LINDLEY ST. (AKA 639 N. WASHINGTON AVE.) – 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 AND COASTAL AREA WITH THE FOLLOWING CONDITIONS:**

- 1. OVERNIGHT STORAGE OF VEHICLES OR EQUIPMENT IS STRICTLY PROHIBITED.**
- 2. PETITIONER SHALL FILE AN APPLICATION FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE.**

FOR THE FOLLOWING REASONS: THE APPROVAL OF THIS PETITION WILL HAVE NO ADVERSE IMPACT ON THE IMMEDIATE AREA.

***THIS SPECIAL PERMIT APPROVAL, AS REQUIRED UNDER SEC. 14-4-5 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT, CT SHALL EXPIRE ON MAY 7, 2019.**

**** COMMISSIONER FEDELE 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 MORTON MOVED TO APPROVE (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. DECISION: COMMISSIONERS VOTED 6 TO 2 IN FAVOR.

THOSE IN FAVOR GAVE THE FOLLOWING REASONS:

1. ZONE CHANGE OF THIS PROPERTY IS CONSISTENT WITH THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT.
2. THE FUTURE DEVELOPMENT OF THIS PROPERTY INTO AN OFFICE-RETAIL USE WILL HAVE NO UNACCEPTABLE IMPACT ON THE IMMEDIATE AREA.

THOSE AGAINST GAVE THE FOLLOWING REASONS:

1. ENOUGH RETAIL OUTLETS IN THE IMMEDIATE AREA AS EVIDENCED BY ATTORNEY WILLINGER'S EXHIBIT #1 SUBMITTAL.
2. TO CHANGE THIS PARCEL OF RESIDENTIAL-A PROPERTY IS CONSIDERED "SPOT ZONING" WITH NO JUSTIFICATION.
3. NEIGHBOR CONCERNS REGARDING WELLS AND SEPTIC SYSTEMS COULD BE NEGATIVELY IMPACTED.

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

**** THE MOTION PASSED WITH SIX VOTES IN FAVOR AND TWO IN OPPOSITION (COMMISSIONER FREDDINO AND COMMISSIONER FEDELE).**

*** This zone change has an effective date of May 7, 2018.**

NEW BUSINESS

(18-17) 330 (aka 386) Water St. – Petition of Bridgeport Port Authority – Seeking a site plan review and a coastal site plan review to permit the construction of a high speed ferry terminal facility in the DVD-WF zone.

**** COMMISSIONER PHILLIPS MOVED TO APPROVE (18-17) 330 (AKA 386) WATER ST. – PETITION OF BRIDGEPORT PORT AUTHORITY – SEEKING A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A HIGH SPEED FERRY TERMINAL FACILITY IN THE DVD-WF ZONE. CONDITION: THE DEVELOPMENT OF THE SUBJECT PARCEL SHALL BE IN STRICT ACCORD WITH THE PLAN SUBMITTED TO AND APPROVED BY THE COMMISSION FOR THE FOLLOWING REASONS:**

- 1. THE GRANTING OF THIS PETITION WILL HAVE NO ADVERSE IMPACT ON THE COASTAL AREA.**
- 2. THE PROJECT AS APPROVED COMPLIES WITH SEC. 14-3-1 OF THE ZONING REGULATIONS REGARDING WATER DEPENDENT USES.**
- 3. A HIGH-SPEED FERRY SERVICE TO NEW YORK WILL PROVIDED AN ALTERNATIVE METHOD OF TRANSPORTATION FOR AREA RESIDENTS.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

***This coastal site plan approval, as required under Sec. 14-3-4 of the Zoning Regulations of the City of Bridgeport, CT shall expire on May 7, 2019.**

(18-19) 10 Boston Ave. – Petition of 10 Boston Avenue, LLC – Seeking a site plan review; a coastal site plan review; an approval of location for a new car dealership and the issuance of a new motor vehicle license in an I-L zone and coastal area.

**** COMMISSIONER MORTON MOVED TO APPROVE (18-19) 10 BOSTON AVE. – PETITION OF 10 BOSTON AVENUE, LLC – SEEKING A SITE PLAN REVIEW; A COASTAL SITE PLAN REVIEW; AN APPROVAL OF LOCATION FOR A NEW CAR DEALERSHIP AND THE ISSUANCE OF A NEW MOTOR VEHICLE LICENSE IN AN I-L ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITIONS: THE REDEVELOPMENT OF THE SUBJECT SITE SHALL BE IN STRICT ACCORD WITH THE PLAN SUBMITTED TO AND APPROVED BY THE COMMISSION FOR THE FOLLOWING REASONS:**

- 1. THE PROJECT AS APPROVED COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5 AND THE COASTAL SITE PLAN REVIEW STANDARDS OF SEC. 14-3-4 OF THE ZONING REGULATIONS.**

2. THE REDESIGN OF THE SUBJECT PREMISES INTRODUCES MUCH NEEDED LANDSCAPING TO A CURRENT SEA OF ASPHALT.

3. THIS PROJECT COMPLIES THE RECOMMENDATIONS OF THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT.

**** COMMISSIONER MORENO SECONDED THE MOTION.
** THE MOTION PASSED WITH SEVEN VOTES IN FAVOR AND ONE VOTE IN OPPOSITION (COMMISSIONER FREDDINO).**

***This coastal site plan approval, as required under Sec. 14-3-4 of the Zoning Regulations of the City of Bridgeport, CT shall expire on May 7, 2019.**

(18-20) 315-317 Ellsworth St. – Petition of Jorge Espinoza – Seeking a site plan review to permit the conversion of a 2-family dwelling into a 3-family dwelling in an R-B zone.

**** COMMISSIONER FILOTEI MOVED TO APPROVE (18-20) 315-317 ELLSWORTH ST. – PETITION OF JORGE ESPINOZA – SEEKING A SITE PLAN REVIEW TO PERMIT THE CONVERSION OF A 2-FAMILY DWELLING INTO A 3-FAMILY DWELLING IN AN R-B ZONE FOR THE FOLLOWING REASON:**

1. THE PROJECT AS APPROVED COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF THE SEC. 14-2-5 OF THE ZONING REGULATIONS AND WILL HAVE NO ADVERSE IMPACT ON THE IMMEDIATE AREA.

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

(18-21) 1292 Boston Ave. – Petition of Yankee Discount Muffler – Seeking a special permit and a site plan review to permit the construction of a 2-story mixed use building containing a full service restaurant and a 2-bedroom apartment above in an OR zone.

**** COMMISSIONER FEDELE MOVED TO APPROVE (18-21) 1292 BOSTON AVE. – PETITION OF YANKEE DISCOUNT MUFFLER – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 2-STORY MIXED USE BUILDING CONTAINING A FULL SERVICE RESTAURANT AND A 2-BEDROOM APARTMENT ABOVE IN AN OR 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. ALL CONSTRUCTION SHALL COMPLY WITH THE BASIC BUILDING CODE OF THE STATE OF CT.

3. THE PETITIONER SHALL INCORPORATE ALL CONCERNS OF THE CITY ENGINEER IN HIS LETTER DATED 04/25/18 INTO THIS PROJECT.

FOR THE FOLLOWING REASON: THE PROJECT AS APPROVED WILL BE AN IMPROVEMENT TO THE AREA, AS WELL AS OFFERING QUALITY ETHNIC FOOD TO AREA RESIDENTS.

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

***This special permit approval, as required under Sec. 14-4-5 of the Zoning Regulations of the City of Bridgeport, CT shall expire on May 7, 2019.**

(18-22) 1285 Boston Ave. – Petition of General Electric Company– Seeking a zone change from I-L to R-C for the athletic field and a re-subdivision of approximately 60 acres of property to establish four (4) lots. Also seeking a special permit and a site plan review as it pertains to the newly established lots as follows: COMMERCIAL PARCEL A: A certain parcel of land situated on the easterly side of Asylum Street in the City of Bridgeport, Fairfield County, Connecticut, shown on a plan titled “Subdivision Plan, Bond Street, Bridgeport, Connecticut, prepared for General Electric Company”, dated March 28, 2018, by WSP USA Inc., said plan to be recorded in the Bridgeport Land Records and more particularly bounded and described as follows: Beginning at a concrete bound with a drill hole found in the easterly line of Asylum Street; thence, along the easterly line of Asylum Street by a curve to the left having a radius of 1061.12 feet and an arc length of 208.54 feet to a point; thence, along a non-tangent curve to the right having a radius of 30.00 feet, an arc length of 37.88 feet, a chord bearing of N 86° 26' 37" E and a chord distance of 35.42 feet to a point; thence, S 57° 22' 53" E a distance of 524.20 feet to a point; thence, S 12° 57' 27" W a distance of 183.36 feet to a point at land now or formerly of Lakeview Cemetery Association; thence, along the land of Lakeview Cemetery, the following two (2) courses; S 37° 03' 14" W a distance of 271.38 to a point; N 57° 11' 28" W a distance of 627.12 to a point in the easterly side of Asylum Street; thence, along the easterly sideline of Asylum Street, the following course; N 39° 58' 11" E a distance of 213.90 feet to the point of beginning. The above described Commercial Parcel A containing an area of 6.14 acres +/- . COMMERCIAL PARCEL B: A certain parcel of land situated on the easterly side of Asylum Street in the City of Bridgeport, Fairfield County, Connecticut, shown on a plan titled “Subdivision Plan, Bond Street, Bridgeport, Connecticut, prepared for General Electric Company”, dated March 28, 2018, by WSP USA Inc., said plan to be recorded in the Bridgeport Land Records and more particularly bounded and described as follows: Beginning at a point in the easterly line of Asylum Street at the most northerly corner of the described parcel; thence, the following two (2) courses along the easterly sideline of Asylum Street; S 75° 25' 59" E a distance of 84.62 feet to a point; along a curve to the left having a radius of 225.00 feet and an arc length of 118.14 feet to a point and the northwest corner of the EC/Athletic Field; thence, the following two (2) courses along the EC/Athletic Field; S 00° 22' 20" W a distance of 365.71 feet to a point; S 24° 44' 57" W a distance of 61.42 feet to a point; thence, N 57° 22' 53" W a distance of 310.47 feet to a point; thence, along a curve to the right having a radius of 40.00 feet and an arc length of 31.37 feet to a point on the easterly line of Asylum Street; thence, along the easterly line of Asylum Street, the following two (2) courses; along a non-tangent curve to the left having a radius of 1061.12 feet, an arc length of 3.37 feet, a chord bearing of N 23° 35' 09" E and a chord distance of 3.37 feet to a point; N 23° 29' 41" E a distance of 268.54 feet to the point of beginning. The above described Commercial Parcel B containing an area of 2.11 acres +/- . EC / ATHLETIC FIELD PARCEL: A certain parcel of land situated on the easterly side of Asylum Street in the City of Bridgeport, Fairfield County, Connecticut, shown on a plan titled “Subdivision Plan, Bond Street, Bridgeport, Connecticut, prepared

for General Electric Company”, dated March 28, 2018, by WSP USA Inc., said plan to be recorded in the Bridgeport Land Records and more particularly bounded and described as follows: Beginning at a point in the easterly line of Asylum Street, said point being the northerly endpoint of said line; thence, N 70° 39' 19" W a distance of 25.00 feet by the northerly end of Asylum Street to a point at land now or formerly of Sporting Goods Properties, Inc.; thence, The following seven (7) courses along the land of now or formerly Sporting Goods Properties, Inc.; N 48° 52' 39" E a distance of 248.04 feet to a point; N 52° 57' 07" E a distance of 66.73 feet to a concrete bound; N 72° 48' 07" E a distance of 410.57 feet to a concrete bound; S 23° 17' 28" E a distance of 59.98 feet to a concrete bound; S 07° 45' 42" W a distance of 289.16 feet to a point; S 32° 06' 02" W a distance of 394.74 feet to a point; S 72° 31' 18" E a distance of 7.04 feet to a point; thence, S 13° 25' 50" W a distance of 559.80 feet to a point; thence, S 28° 37' 12" W a distance of 15.28 feet to a point; thence, N 77° 28' 48" W a distance of 235.29 feet to a point; thence, N 80° 09' 26" W a distance of 38.38 feet to a point; thence, N 57° 22' 53" W a distance of 256.49 feet to a point and the southerly corner of Commercial Parcel B; thence, along Commercial Parcel B, the following two (2) courses; N 24° 44' 57" E a distance of 61.42 feet to a point; N 00° 22' 20" E a distance of 365.71 feet to a point on the southeasterly line of Asylum Street; thence, along the southeasterly line of Asylum Street, the following two (2) courses; along a non-tangent curve to the left having a radius of 225.00 feet, an arc length of 216.53 feet, a chord bearing of N 46° 54' 51" E and a chord distance of 208.27 feet to a point; N 19° 20' 41" E a distance of 152.00 feet to the point of beginning. The above described EC / Athletic Field Parcel containing an area of 13.77 acres +/- . The remainder of property, 1285 BOSTON AVENUE PARCEL, a certain parcel of land situated on the northerly side of Boston Avenue in the City of Bridgeport, Fairfield County, Connecticut, shown on a plan titled “Subdivision Plan, Bond Street, Bridgeport, Connecticut, prepared for General Electric Company”, dated March 28, 2018, by WSP USA Inc., said plan to be recorded in the Bridgeport Land Records. Parcel consisting of 37.98 acres +/-.

The item was deferred to Tuesday, May 29, 2018.

(18-23) 1900 Fairfield Ave. – Petition of McDonald’s Corporation – Seeking a site plan review to permit the enlargement of the existing nonconforming drive-thru facility at the existing fast food restaurant in an MU-LI zone.

The item was deferred to Tuesday, May 29, 2018.

(18-24) 188 Pequonnock St. – Petition of Corlington N. Smith – Seeking a special permit and a site plan review to permit the establishment of a 50-seat, full service restaurant in the existing take-out restaurant/caterer facility in an OR zone.

The item was deferred to Tuesday, May 29, 2018.

APPROVAL OF MINUTES

February 26, 2018

**** COMMISSIONER MORENO MOVED TO APPROVE THE FEBRUARY 26, 2018 MINUTES AS SUBMITTED.**

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

March 26, 2018

**** COMMISSIONER MORENO MOVED TO APPROVE THE MARCH 26, 2018 MINUTES AS
SUBMITTED.
** COMMISSIONER FEDELE SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

ADJOURNMENT

**** COMMISSIONER FREDDINO MOVED TO ADJOURN.
** COMMISSIONER MORENO SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 10:17 p. m.

Respectfully submitted,

Tom Blaney
Telesco Secretarial Services