

**CITY OF BRIDGEPORT
ZONING BOARD OF APPEALS
TUESDAY, JUNE 13, 2017**

ATTENDANCE: Michael Piccirillo, Chair; Linda Grace, John Carolan; Robin Shepard; Boca Benson (Arrived 6:21 p. m.); Maria Alves (Arrived 6:30 p. m.)

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

CALL TO ORDER

Mr. Piccirillo called the meeting to order at. A quorum was present.

CONTINUED ITEM

C-1 (#4) 750 & 800 South Ave. – Petition of Future Health Care Systems CT, Inc. – Seeking a variance of the front setback requirement of 15 feet of Sec. 7-1-3 to permit the installation of a generator 3 feet off the front property line in an I-L zone.

Attorney Raymond Rizio came forward in favor of the item. He stated that the location has been vacant for twenty years. He stated that the hardship is that there is only one location on the property where it is possible to place the generator. He stated that it is necessary to have a generator because the building is used to deal with medical waste. He state that the landscaping has been increased from 2% to 17%. The generator will be used when the building loses power.

Commissioner Benson arrived to the meeting at 6:21 p. m.

NEW ITEMS

#1 447 Grand St. – Petition of Santos Foundations, Inc. – Seeking a use variance under Sec. 6-1-2 and also seeking a variance of the maximum setback requirement of 10' of Sec 6-1-3 and variances of the building siting and required windows of Sec. 6-1-4 to permit the construction of a pre-manufactured industrial building on a vacant lot in an OR zone.

Mr. Donny Santos came forward and asked for a deferral of the item.

#2 1603 (#1617) Barnum Ave. – Petition Deneise Wright – Seeking a change of the type of liquor license under Sec. 12-10c to establish a café lounge and the issuance of a café liquor permit in the existing restaurant with a full service liquor permit in an OR zone.

Attorney Steve Mckenzie came forward and asked for a deferral of the item.

Commissioner Alves arrived to the meeting at 6:30 p. m.

OTHER BUSINESS

OB-1 185 Hillcrest Rd. – Petitioner filed A-2 survey map on the land records, but neglected to file the variance and is requesting approval to now file.

Mr. Buckley stated that the item was approved in 2008. The applicant filed the survey on land records, but neglected to file the variance form. The applicant is requesting that the requirement of a hearing be waived.

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE BOARD

2575, 2533, 2543 EAST MAIN STREET & 71 WAVERLY

Mr. Buckley stated that the CVS at Cumberland Farms put fencing up around the dumpsters and that the fence is six feet high. He stated that neighbors of the CVS believe that the fence is required to be eight feet high. He asked for clarification on the necessary height of the fence.

DECISION SESSION

CONTINUED ITEM

C-1 (#4) 750 & 800 South Ave. – Petition of Future Health Care Systems CT, Inc. – Seeking a variance of the front setback requirement of 15 feet of Sec. 7-1-3 to permit the installation of a generator 3 feet off the front property line in an I-L zone.

**** COMMISSIONER GRACE MOVED TO APPROVE 750 & 800 SOUTH AVE. – PETITION OF FUTURE HEALTH CARE SYSTEMS CT, INC – SEEKING A VARIANCE OF THE FRONT SETBACK REQUIREMENT OF 15 FEET OF SEC. 7-1-3 TO PERMIT THE INSTALLATION OF A GENERATOR 3 FEET OFF THE FRONT PROPERTY LINE IN AN I-L ZONE WITH THE FOLLOWING CONDITION:**

THE PLACEMENT OF THE EMERGENCY GENERATOR SHALL BE IN STRICT ACCORD WITH THE PLAN SUBMITTED TO AND APPROVED BY THE BOARD.

FOR THE FOLLOWING REASON:

DUE TO THE REGULATIONS AND GUIDELINES FOR A MEDICAL WASTE FACILITY, THE BASIC REQUIREMENT IS THAT ALL SUCH FACILITIES MUST BE OPERATIONAL 24 HOURS A DAY, 7 DAYS A WEEK WITHOUT INTERRUPTION.

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

NEW ITEMS

#1 447 Grand St. – Petition of Santos Foundations, Inc. – Seeking a use variance under Sec. 6-1-2 and also seeking a variance of the maximum setback requirement of 10' of Sec 6-1-3 and variances of the building siting and required windows of Sec. 6-1-4 to permit the construction of a pre-manufactured industrial building on a vacant lot in an OR zone.

** COMMISSIONER GRACE MOVED TO DEFER 447 GRAND ST. – PETITION OF SANTOS FOUNDATIONS, INC – SEEKING A USE VARIANCE UNDER SEC. 6-1-2 AND ALSO SEEKING A VARIANCE OF THE MAXIMUM SETBACK REQUIREMENT OF 10' OF SEC 6-1-3 AND VARIANCES OF THE BUILDING SITING AND REQUIRED WINDOWS OF SEC. 6-1-4 TO PERMIT THE CONSTRUCTION OF A PRE-MANUFACTURED INDUSTRIAL BUILDING ON A VACANT LOT IN AN OR ZONE TO JULY 11, 2017.

** COMMISSIONER SHEPARD SECONDED THE MOTION.

** THE MOTION PASSED UNANIMOUSLY.

#2 1603 (#1617) Barnum Ave. – Petition Deneise Wright – Seeking a change of the type of liquor license under Sec. 12-10c to establish a café lounge and the issuance of a café liquor permit in the existing restaurant with a full service liquor permit in an OR zone.

** COMMISSIONER SHEPARD MOVED TO DEFER 1603 (#1617) BARNUM AVE. – PETITION DENEISE WRIGHT – SEEKING A CHANGE OF THE TYPE OF LIQUOR LICENSE UNDER SEC. 12-10C TO ESTABLISH A CAFÉ LOUNGE AND THE ISSUANCE OF A CAFÉ LIQUOR PERMIT IN THE EXISTING RESTAURANT WITH A FULL SERVICE LIQUOR PERMIT IN AN OR ZONE TO JULY 11, 2017.

** COMMISSIONER GRACE SECONDED THE MOTION.

** THE MOTION PASSED UNANIMOUSLY.

OTHER BUSINESS

OB-1 185 Hillcrest Rd. – Petitioner filed A-2 survey map on the land records, but neglected to file the variance and is requesting approval to now file.

** COMMISSIONER SHEPARD MOVED TO APPROVE 185 HILLCREST RD. – PETITIONER FILED A-2 SURVEY MAP ON THE LAND RECORDS, BUT NEGLECTED TO FILE THE VARIANCE AND IS REQUESTING APPROVAL TO NOW FILE WITH THE FOLLOWING CONDITIONS:

1. THE DEVELOPMENT OF THE SUBJECT PARCEL SHALL BE IN STRICT ACCORD WITH THE CURRENT ZONING REGULATIONS.

2. THE FRONT OF THE SUBJECT PREMISES SHALL BE PLANTED WITH LOW LYING SHRUBS AND PROPERLY MAINTAINED AND REPLACED AS NEEDED.

FOR THE FOLLOWING REASON: THIS 50' X 100' LOT SIZE IS CONSISTENT WITH ALL OF THE OTHER LOTS IN THE IMMEDIATE AREA.

** COMMISSIONER GRACE SECONDED THE MOTION.

** THE MOTION PASSED UNANIMOUSLY.

OTHER MATTERS

2575, 2533, 2543 EAST MAIN STREET & 71 WAVERLY PLACE

Requires a clarification on condition #4 regarding the fence height. It was the board's intention to provide an 8" fence and not the 6" fence as indicated on the site plans.

4. AN 8' HIGH, WHITE VINYL DECORATIVE FENCE SHALL BE PLACED ALONG THE WESTERLY PROPERTY LINE TO GIVE THE RESIDENTIAL PROPERTIES SOME PRIVACY FROM THIS BUSY RETAIL/GAS STATION OUTLET.

APPROVAL OF MINUTES

Approval of ZBA Minutes for May 9, 2017 – Present: Chairperson: Michael Piccirillo; Commissioners: Linda Grace, John Carolan, Robin Shepard and Maria Alves. Staff: Dennis Buckley, Zoning Clerk and Paul Boucher, Assistant Zoning Official. City Attorney: Russell Liskov

** COMMISSIONER GRACE MOVED TO APPROVE THE MAY 9, 2017 MINUTES AS SUBMITTED.
** COMMISSIONER CAROLAN SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.

ADJOURNMENT

** COMMISSIONER CAROLAN MOVED TO ADJOURN.
** COMMISSIONER GRACE SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.

The meeting was adjourned at 6:37 p. m.

Respectfully submitted,

Tom Blaney
Telesco Secretarial Services