



**CITY OF BRIDGEPORT
PLANNING AND ZONING COMMISSION
REGULAR MEETING
MAY 28, 2024**

45 Lyon Terrace
Bridgeport, CT 06604
(203) 576-7217 Phone
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ATTENDANCE: Mel Riley, Chairman; Robert Filotei, Secretary; Ali Akbar, Cesar Cordero, Robert Morton, Soledad Nunez, Egbert Williams

STAFF: Paul Boucher, Zoning Department; Atty. Russ Liskov

CALL TO ORDER

Commissioner Riley called the meeting to order at 6:15 p.m. He then introduced the Commissioners seated. A quorum was present.

He announced that the following changes to the agenda:

The following item was withdrawn:

DEFERRED BUSINESS

D-1 (24-09) Text Amendment – Petition of Budr Holding 3, LLC – Seeking an approval of a text amendment of sec. 3.140.9 of the Bridgeport zoning regulations to permit cannabis sales in a P2 zone on property abutting a DX zone that does not abut an existing location and does not occupy more than 3,500-sq. ft. of floor area and 25% of the building footprint and is subject to a certificate of location approval from the Planning & Zoning Commission.

The following item was deferred:

(24-20) 881 Lafayette Blvd. – Petition of Hannah-Kaye Hanshaw-Campbell – Requesting a certificate of location approval to permit the sale and service of beer and wine at the existing vegan café in the DX2 zone.

CITY BUSINESS

(24-21) 8-24 Referral – Petition of the Office of Planning & Economic Development (OPED) – Requesting under section 8-24 of the CT General Statute a favorable recommendation to the City Council for the disposition of 16 city owned

properties. (177 Voight Ave., 77 Johnson St., 119 Johnson St., 131 Columbia St., 1218 Kossuth St., 621 Newfield Ave., 604 Newfield Ave., 34 Revere St., 40 Revere St, 1148, 1136, 1116, 1095, and 1060 Stratford Ave, 46 Suggetts Lane, 166 Fourth St.).

Mr. Max Perez from Economic Development came forward and greeted the Commissioners. He said that he was present representing OPED and was requesting a favorable 8-24 referral for the properties listed. He displayed the list and noted that 15 of the 16 were 50'x 100' lots and there is a two family residence at 166 Fourth Street. The properties are in the process of being appraised, and also being reviewed for approval by the City Hall Committee. These properties will be offered at an auction or late offered via an RFP or to abutters to relieve some of the parking issues in the area.

The Commissioners had no questions at this time. Commission Riley then closed the matter of Agenda Item (24-21) 8-24 Referral – Petition of the Office of Planning & Economic Development (OPED) – Requesting under section 8-24 of the CT General Statute a favorable recommendation to the City Council for the disposition of 16 city owned properties. (177 Voight Ave., 77 Johnson St., 119 Johnson St., 131 Columbia St., 1218 Kossuth St., 621 Newfield Ave., 604 Newfield Ave., 34 Revere St., 40 Revere St, 1148, 1136, 1116, 1095, and 1060 Stratford Ave, 46 Suggetts Lane, 166 Fourth St.).

(24-23) 8-24 Referral – Petition of the Office of Planning & Economic Development (OPED) – Requesting under section 8-24 of the CT General Statute a favorable recommendation to the City Council for a 20-year lease agreement between the City of Bridgeport and Mozaic Senior Life for city owned property at the rear of Skane Elementary School.

Mr. Max Perez from Economic Development came forward and greeted the Commissioners. He said that he was present representing OPED and was requesting a favorable 8-24 referral for the item. He explained that this was an agreement whereby the City would be leasing the rear portion of the school for additional parking. The Contracts Committee will also be reviewing the contract for approval.

Commissioner Riley asked for clarification on one of the details, which Mr. Perez confirmed.

Commissioner Nunez then asked about the parking issues. Mr. Perez said that the convalescent home and senior apartments were having a problem with parking. The agreement will provide the employees and visitors with additional parking.

Commission Riley then closed the matter of Agenda Item (24-23) 8-24 Referral – Petition of the Office of Planning & Economic Development (OPED) – Requesting under section 8-24 of the CT General Statute a favorable recommendation to the City Council for a 20-year lease

agreement between the City of Bridgeport and Mozaic Senior Life for city owned property at the rear of Skane Elementary School.

(24-24) 8-24 Referral – Petition of WPCA – Requesting under section 8-24 of the CT General Statute a favorable recommendation to the City Council allowing connection to the City of Bridgeport sanitary sewer lines from the proposed development at 520 Success Avenue.

Ms. Lauren Mappa, the Water Pollution Control Authority General Manager, came forward and greeted the Commissioners. She explained that a developer has a proposal for a project that was not currently tied in to the system. To tie in would require a 750 foot extension of the sewer, which the developer is willing to provide. The reason the item is before the Commission is that 34 of the 40 proposed units will actually be located in Stratford.

Commissioner Riley asked if Stratford would be paying for the sewer use. Ms. Mappa said that they would.

A Commissioner asked what the current use was at that site. Ms. Mappa explained that there were currently six units on site and the proposed development would have 40 units and they expect each unit to have two occupants. That would be another 80 users. 34 of the units would be located in Stratford and six would remain in Bridgeport.

Commissioner Morton asked if the sewer system could handle the increased volume. Ms. Mappa said that in that area, a wet weather event would bring the system to full capacity. The WPCA Board approved this project, which is why it is before the Planning and Zoning Commission. Discussion followed about the details of the project.

Ms. Mappa was asked what benefit Bridgeport would receive from this. Ms. Mappa said that the project was an affordable housing project. She explained that she was not an advocate for the developer.

Commissioner Riley then closed the matter of Agenda Item (24-24) 8-24 Referral – Petition of WPCA – Requesting under section 8-24 of the CT General Statute a favorable recommendation to the City Council allowing connection to the City of Bridgeport sanitary sewer lines from the proposed development at 520 Success Avenue.

CONTINUED BUSINESS

C-1 (24-15) 619-625 East Main St. – Petition of 633 East Main, LLC – Requesting approvals of a coastal site plan and a site plan of sections 11.80 and 11.70,

respectively, for the construction of a residential 3-story, 24-unit apartment building in the RX1 zone and coastal area.

Atty. Pat Sullivan from Cohen and Wolf, P.C. came forward and greeted the Commissioners. She said that the project developer was present at the meeting. Atty. Sullivan explained that this agenda item had been presented at the previous meeting but the item was continued when they presented a new map for the project. The Commissioner wished to have time to review the new map.

There was a comment made about vagueness involving the arrangement with the nearby church for parking. Atty. Sullivan said that it was her understanding that the church was open to it, but there was no formal agreement in place.

Atty. Sullivan said that the plan shows that they are in compliance with the Coastal Site Plan review and that the State report from Mr. Gaucher had indicated that they were consistent with the Coastal Area Management Act.

A discussion followed about the parking issue. Atty. Sullivan said that while she understood the concerns about parking, the application was for the Coastal Area Management regulations and the project is completely compliant with those requirements. There is no parking requirement in those regulations. She repeated that they had spoken to the church and the church was open to it, but there was no formal agreement in place. She added that it was in the developers best interest to be sure that the parking is available.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. No one came forward. Commissioner Riley asked if there was anyone present who wished to speak against the application. Hearing none, Commissioner Riley closed the public hearing on Agenda Item 24-15 – 619-625 East Main Street.

NEW BUSINESS

(24-18) 318, 268, 246 Moffitt St. – Petition of Maykel B. Teodoro & Joao Paulo B. De Almeida – Requesting under section 8-24 of the CT General Statute a favorable recommendation to the City Council to discontinue a portion of Indian Avenue and convey to the City of Bridgeport a portion of 318 Moffitt Street for a cul-de-sac use as a public road.

Atty. Wilson Carroll, of Cohen and Wolf, came forward and greeted the Commissioners. He said that he was present on behalf of the applicants, Maykel B. Teodoro & Joao Paulo B.

De Almeida. He explained that they were asking for a favorable 8-24 recommendation regarding Indian Avenue and the creation of a cul-de-sac from the applicants' property at the end of the avenue.

He indicated that Atty. Joshua Pedreira and Council Member Richard Ortiz were present at the meeting. The applicants have received approval for this subdivision a few years ago. There are two paper roads involved in the development, Moffit Street and Indian Avenue.

The applicants will be improving and paving the extension of Moffitt Street and Engineering has previously determined that Moffitt Street will need to be a dead end with a cul de sac because of grading issues and emergency access. A portion of the land designated as Parcel #1 would be dedicated to the City for the creation of proposed cul de sac.

In exchange for this, the applicants are requested that the extension of the paper street, Indian Avenue, be discontinued. This is located between Parcels 6 & 7 as shown on the plan. This portion of the land will be conveyed to the applicants for use in the development.

Atty. Carroll then reviewed the remaining portion of the approval process. He noted that the goal was to determine whether the actions have appropriate public purpose and consistent with the Master Plan of Development. He then reviewed that the public purpose would be to provide adequate emergency vehicle access for the homes that are being built on Moffitt Street and the proposal is consistent with the Comprehensive Master Plan of Development by developing new housing, promoting infrastructure improvements, increasing walkability of neighborhoods and improving streetscape amenities.

Council Member Ortiz came forward and said that he was in favor of the project because it would keep the area much the same as it is now. He said that his biggest concern was the Island Brook River that is located off to one side. As long as there is no run off and nothing goes into the river, he supports the project.

Mr. Abraham Davison of Pine Street came forward. He said that the Moffitt paper road would go down into the brook. There is property on the side of the brook that the City owns. He asked what the City plans to do with that property. Discussion followed about that parcel.

Mr. Christopher Hilton, who recently moved to Bridgeport from New York, said that he had difficulty locating his property. He asked how the City could approve a plan for a parcel that does not have a road or actual address. He said that his address is actually 225 Moffitt Street. Prior to this developer, he had no access to his property. He said that his water, electricity and sewer access was almost cut off and there is no road or access to the property. He asked how the City could approve the sale of a parcel that only exists on paper. All of his mail is being returned to the senders because there is no formal address there. He was not even notified about this meeting. His taxes increased from about \$5,000 to almost \$10,000 in six months. Discussion followed.

Commissioner Riley explained that the Commissioners could not help Mr. Hilton about his mailing address. Atty. Liskov had some suggestions for Mr. Hilton. Mr. Hilton said that he was looking for some clarity and had suffered some real financial harm because of this.

Atty. Carroll pointed out that this application was to move the process along so that they can pave Moffitt Street and the property owners will have access via Moffitt Street and appropriate addresses. Discussion followed about the details of the two roads and the location of the cul de sac followed.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. No one came forward. Commissioner Riley asked if there was anyone present who wished to speak against the application. Hearing none, Commissioner Riley closed the public hearing on Agenda Item (24-18) 318, 268, 246 Moffitt St. – Petition of Maykel B. Teodoro & Joao Paulo B. De Almeida – Requesting under section 8-24 of the CT General Statute a favorable recommendation to the City Council to discontinue a portion of Indian Avenue and convey to the City of Bridgeport a portion of 318 Moffitt Street for a cul-de-sac use as a public road.

(24-22) 7 Lafayette Circle – Petition of Leisha Young – Requesting a certificate of location approval to permit the sale and service of beer and wine with occasional live music and extended evening hours at the existing bakery and eatery in the DX1 zone.

Ms. Leisha Young from Leisha’s Bakeria at 7 Lafayette Circle, came forward and greeted the Commissioners. She said this was the 10th anniversary of her business being opened. She said that she was looking to grow her business. Another café that is similar to hers offers a soft place to land.

Ms. Young was asked if she would be serving just beer and wine. She said that this was so and that she would like to be open until 8 p.m. on Thursday, Friday and Saturday. Sundays might be a possibility at some point down the line. She would like to have a guitar player, singer and possibly a saxophone player to provide light music.

One of the Commissioners spoke about how Ms. Young was one of the first people to apply to an organization that encouraged Bridgeport entrepreneurs when he was involved with that group. Ms. Young explained that she does not have a patio but does have some outside seating.

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

Mr. Jason Latopp of 3234 Fairfield Avenue, which is the complex that is above her bakery. He said that the residents there get noise coming from Murphy’s Law and multiple times during the week, they have the police being called and there have been shootings and a bomb scare.

He added that they have had issues with the bakery being in the building when there have been gatherings in the evening not during normal business hours. There are fire doors in the hallway

that must remain open and an elevator shaft that bring noise up to all five floors of the building. When there are events in the bakery after hours, they hear every noise. People have called and complained about this. The building management responses were that they had spoken with her and that the events would not continue. Mr. Latopp said he noticed that Ms. Young was not present when alcohol was being served at no less than three events. The building atmosphere is a quiet, residential, multiple families, and residents who work the night shift. This is not conducive to the situation for 147 residents.

The noise would come directly through the fire doors, up the stairwell, corridor and elevator shaft. He said that there was a history of having unpermitted events where alcohol is being served. If there was music with an amplifier, the entire building would have to listen to it. Where do the building resident have to go to have a soft landing?

Ms. Young came forward and said that she had been a good tenant for 10 years. She does rent out her shop for personal parties as does the business next door. She said that she had not received a phone call regarding the noise coming from her business. While there have been times when she has burned bacon in the oven and caused smoke, there have been no noise complaints. She said that she appreciates all the comments.

Commissioner Riley closed the public hearing on Agenda Item (24-22) 7 Lafayette Circle.

Commissioner Riley then announced that the Public Hearing portion of the meeting was now closed.

DECISION SESSION

(24-21) 8-24 Referral – Petition of the Office of Planning & Economic Development (OPED) – Requesting under section 8-24 of the CT General Statute a favorable recommendation to the City Council for the disposition of 16 city owned properties. (177 Voight Ave., 77 Johnson St., 119 Johnson St., 131 Columbia St., 1218 Kossuth St., 621 Newfield Ave., 604 Newfield Ave., 34 Revere St., 40 Revere St, 1148, 1136, 1116, 1095, and 1060 Stratford Ave, 46 Suggetts Lane, 166 Fourth St.).

**** COMMISSIONER MORTON MOVED TO APPROVE AGENDA ITEM (24-21) 8-24 REFERRAL – PETITION OF THE OFFICE OF PLANNING & ECONOMIC DEVELOPMENT (OPED) – REQUESTING UNDER SECTION 8-24 OF THE CT GENERAL STATUTE A FAVORABLE RECOMMENDATION TO THE CITY COUNCIL FOR THE DISPOSITION OF 16 CITY OWNED PROPERTIES. (177 VOIGHT AVE., 77 JOHNSON ST., 119 JOHNSON ST., 131 COLUMBIA ST., 1218 KOSSUTH ST., 621 NEWFIELD AVE., 604 NEWFIELD AVE., 34 REVERE ST., 40 REVERE ST, 1148, 1136, 1116, 1095, AND 1060 STRATFORD AVE, 46 SUGGETTS LANE, 166 FOURTH ST.).**

**** THERE WAS A SECOND.
** THE MOTION PASSED UNANIMOUSLY.**

(24-23) 8-24 Referral – Petition of the Office of Planning & Economic Development (OPED) – Requesting under section 8-24 of the CT General Statute a favorable recommendation to the City Council for a 20-year lease agreement between the City of Bridgeport and Mozaic Senior Life for city owned property at the rear of Skane Elementary School.

**** THERE WAS A MOTION TO APPROVE AGENDA ITEM (24-23) 8-24 REFERRAL – PETITION OF THE OFFICE OF PLANNING & ECONOMIC DEVELOPMENT (OPED) – REQUESTING UNDER SECTION 8-24 OF THE CT GENERAL STATUTE A FAVORABLE RECOMMENDATION TO THE CITY COUNCIL FOR A 20-YEAR LEASE AGREEMENT BETWEEN THE CITY OF BRIDGEPORT AND MOZAIC SENIOR LIFE FOR CITY OWNED PROPERTY AT THE REAR OF SKANE ELEMENTARY SCHOOL.**

**** THERE WAS A SECOND.
** THE MOTION PASSED UNANIMOUSLY.**

(24-24) 8-24 Referral – Petition of WPCA – Requesting under section 8-24 of the CT General Statute a favorable recommendation to the City Council allowing connection to the City of Bridgeport sanitary sewer lines from the proposed development at 520 Success Avenue.

Commissioner Nunez noted that during a wet weather event, the system would be running at full capacity. She asked if they had a back up plan for this type of situation. No one knew.

**** THERE WAS A MOTION TO PROVIDE AN UNFAVORABLE RECOMMENDATION FOR AGENDA ITEM (24-24) 8-24 REFERRAL – PETITION OF WPCA – REQUESTING UNDER SECTION 8-24 OF THE CT GENERAL STATUTE A FAVORABLE RECOMMENDATION TO THE CITY COUNCIL ALLOWING CONNECTION TO THE CITY OF BRIDGEPORT SANITARY SEWER LINES FROM THE PROPOSED DEVELOPMENT AT 520 SUCCESS AVENUE FOR THE FOLLOWING REASON:**

- 1. LAUREN MAPPA MCBENNETT STATED THAT THE BRIDGEPORT SANITARY SEWER SYSTEM IS STRESSED AND OVERTAXED WITHOUT ADDING ADDITIONAL USERS.**
- 2. THE PROPOSED DEVELOPMENT HAS THE OPTION TO CONNECT TO THE STRATFORD SANITARY SEWER SYSTEM.**

**** THERE WAS A SECOND.
** THE MOTION PASSED UNANIMOUSLY.**

C-1 (24-15) 619-625 East Main St. – Petition of 633 East Main, LLC – Requesting approvals of a coastal site plan and a site plan of sections 11.80 and 11.70, respectively, for the construction of a residential 3-story, 24-unit apartment building in the RX1 zone and coastal area.

**** THERE WAS A MOTION TO APPROVE AGENDA ITEM C-1 (24-15) 619-625 EAST MAIN ST. – PETITION OF 633 EAST MAIN, LLC – REQUESTING APPROVALS OF A COASTAL SITE PLAN AND A SITE PLAN OF SECTIONS 11.80 AND 11.70, RESPECTIVELY, FOR THE CONSTRUCTION OF A RESIDENTIAL 3-STORY, 24-UNIT APARTMENT BUILDING IN THE RX1 ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITION:**

THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE PZC FILING, INCLUDING THE LOCATION SURVEY REVISED ON 03/28/2024 AND REFERENCED IN THE EMAIL FROM D.E.E.P. ON 04/15/2024.

FOR THE FOLLOWING REASON:

NO ADVERSE EFFECTS ON THE COASTAL AREA.

***This coastal site plan approval, as required under Sec. 11.80.7 of the Zoning Regulations of the City of Bridgeport, CT shall expire June 2, 2025.**

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

(24-18) 318, 268, 246 Moffitt St. – Petition of Maykel B. Teodoro & Joao Paulo B. De Almeida – Requesting under section 8-24 of the CT General Statute a favorable recommendation to the City Council to discontinue a portion of Indian Avenue and convey to the City of Bridgeport a portion of 318 Moffitt Street for a cul-de-sac use as a public road.

**** COMMISSIONER MORTON MOVED TO APPROVE AGENDA ITEM (24-18) 318, 268, 246 MOFFITT ST. – PETITION OF MAYKEL B. TEODORO & JOAO PAULO B. DE ALMEIDA – REQUESTING UNDER SECTION 8-24 OF THE CT GENERAL STATUTE A FAVORABLE RECOMMENDATION TO THE CITY COUNCIL TO DISCONTINUE A PORTION OF INDIAN AVENUE AND CONVEY TO THE CITY OF BRIDGEPORT A PORTION OF 318 MOFFITT STREET FOR A CUL-DE-SAC USE AS A PUBLIC ROAD FOR THE FOLLOWING REASON:**

THE DEVELOPMENT IS IN ACCORDANCE WITH THE MASTER PLAN OF

CONSERVATION AND DEVELOPMENT.

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

(24-20) 881 Lafayette Blvd. – Petition of Hannah-Kaye Hanshaw-Campbell – Requesting a certificate of location approval to permit the sale and service of beer and wine at the existing vegan café in the DX2 zone.

- ** COMMISSIONER NUNEZ MOVED TO DEFER AGENDA ITEM (24-20) 881 LAFAYETTE BLVD. – PETITION OF HANNAH-KAYE HANSHAW-CAMPBELL – REQUESTING A CERTIFICATE OF LOCATION APPROVAL TO PERMIT THE SALE AND SERVICE OF BEER AND WINE AT THE EXISTING VEGAN CAFÉ IN THE DX2 ZONE.**
- ** THERE WAS A SECOND.**
- ** THE MOTION PASSED UNANIMOUSLY.**

(24-22) 7 Lafayette Circle – Petition of Leisha Young – Requesting a certificate of location approval to permit the sale and service of beer and wine with occasional live music and extended evening hours at the existing bakery and eatery in the DX1 zone.

- ** COMMISSIONER FILOTEI MOVED TO APPROVE AGENDA ITEM (24-22) 7 LAFAYETTE CIRCLE – PETITION OF LEISHA YOUNG – REQUESTING A CERTIFICATE OF LOCATION APPROVAL TO PERMIT THE SALE AND SERVICE OF BEER AND WINE WITH OCCASIONAL LIVE MUSIC AND EXTENDED EVENING HOURS AT THE EXISTING BAKERY AND EATERY IN THE DX1 ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THERE WILL BE NO MUSIC PLAYED OR AMPLIFIED OUTSIDE THE ESTABLISHMENT.**
- 2. LIVE MUSIC WILL BE AVAILABLE FROM THURSDAY THROUGH SUNDAY ONLY.**
- 3. THE MUSIC WILL BE OF THE ACOUSTIC INSTRUMENTATION VARIETY ONLY.**
- 4. THE ESTABLISHMENT WILL HAVE A CLOSING TIME OF 8 P.M**

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

TABLED BUSINESS

T-1 (24-17) 2600 Madison Ave. (self-storage facility) – Decision only.

Atty. Liskov reminded everyone that if they were not present for the discussion held at last month's meeting they could not vote on the item. He then gave a brief overview of the previous events and noted that they could only add conditions to the court approval such as perimeter fencing, signage, landscaping and protecting the neighborhood. Discussion followed about the details.

**** COMMISSIONER MORTON MOVED TO APPROVE AGENDA ITEM T-1 (24-17) 2600 MADISON AVE. (SELF-STORAGE FACILITY) WITH THE FOLLOWING CONDITIONS:**

- 1. A BLACK FAUX WROUGHT IRON FENCE CONSTRUCTED TO ZONING CODE STANDARDS SHALL BE INSTALLED AROUND THE PROPERTY PERIMETER.**
- 2. SECURITY GATES SHALL BE INSTALLED AT ALL ACCESS POINTS.**
- 3. A LIGHT LANDSCAPE BUFFER SHALL BE INSTALLED PER SEC. 7.110.5, OMITTING C, THE PRIVACY FENCE AND INCORPORATING THE ELEMENTS OF SEC. 7.50.2.B AND 7.50.3.**
- 4. A SITE PLAN AND LANDSCAPING PLAN INCORPORATING CONDITIONS 1-3 SHALL BE SUBMITTED AT THE TIME OF APPLICATIONS TO THE BUILDING AND ZONING DEPARTMENTS FOR THE NEW USE.**

***This special permit approval, as required under Sec. 11.50.6 of the Zoning Regulations of the City of Bridgeport, CT shall expire June 3, 2025.**

**** THERE WAS A SECOND.**

**** THE MOTION PASSED UNANIMOUSLY.**

T-2 (24-11) 790 Madison Ave. – (liquor package store) – Decision only.

**** COMMISSIONER NUNEZ MOVED TO DENY AGENDA ITEM T-2 (24-11) 790 MADISON AVE. – (LIQUOR PACKAGE STORE) WITHOUT PREJUDICE.**

**** COMMISSIONER MORTON SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

OTHER BUSINESS

There was no additional business to consider at this time.

CONSENT AGENDA

There were no items on the Consent Agenda to consider at this time.

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE COMMISSION

There were no other matters that may properly come before the Commission to consider at this time.

APPROVAL OF MINUTES

**** COMMISSIONER MORTON MOVED TO APPROVE THE MINUTES AS CORRECTED.**

**** COMMISSION NUNEZ SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

ADJOURNMENT

**** COMMISSIONER MORTON MOVED TO ADJOURN.**

**** COMMISSIONER NUNEZ SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 7:30 p.m.

Respectfully submitted,

S. L. Soltes
Telesco Secretarial Services