The meeting was called to order by Chairman Theodore Haddad Jr. at 7:35 PM.

Present were Michael Coelho, Milan David, Candace Fay, Ryan Hawley, Angela Hylenski, Rick P. Jowdy, Robert Melillo, Theodore Haddad Jr., and Alternate Olga Mejia. Also present was Planning Director Sharon Calitro.

Absent were Joseph Raya and Alternates Bruce Bennett and Edwin Duran.

Chairman Haddad asked Ms. Mejia to take Mr. Raya’s place for all of the items on tonight’s agenda.

Chairman Haddad led the Commission in the Pledge of Allegiance.

Mr. Jowdy made a motion to accept the August 23, 2022 minutes. Mrs. Fay seconded the motion and it was passed unanimously by voice vote with nine ayes.

PUBLIC HEARING

Petition of 55 Triangle LLC/Bridgeport Roman Catholic Diocesan Corp., 55 Triangle Street (J15222) for Change of Zone from IL-40 to RMF-4 and 19 Sheridan Street (J15219) for Change of Zone from RMF-4 to IL-40.

Mr. Jowdy made a motion to close the public hearing. Mr. Coelho seconded the motion and it was passed unanimously by voice vote with nine ayes. Mr. Jowdy then made a motion to move this matter to item #2 under the Old Business on tonight’s agenda. Mr. Coelho seconded the motion and it was passed unanimously by voice vote with nine ayes.

OLD BUSINESS FOR DISCUSSION AND POSSIBLE ACTION:

Petition of Maria Lema Tacuri & Isabel Lema to Amend Section 3.F.2.d.(1)(a) of the Zoning Regulations (Reduce Distance Requirement between Package Stores from 2,000 ft. to 1,000 ft.) Public hearing closed August 9, 2022.
Chairman Haddad said all of the members who are present this evening are eligible to vote on this petition. Mr. David made a motion to deny this petition. Mrs. Fay seconded the motion. Chairman Haddad took a roll call vote and the motion to deny was passed with nine ayes (from Mr. Coelho, Mr. David, Mrs. Fay, Mr. Hawley, Mrs. Hylenski, Mr. Jowdy, Mr. Melillo, Ms. Mejia, and Chairman Haddad).

Petition of 55 Triangle LLC/Bridgeport Roman Catholic Diocesan Corp., 55 Triangle Street (J15222) for Change of Zone from IL-40 to RMF-4 and 19 Sheridan Street (J15219) for Change of Zone from RMF-4 to IL-40.

Mr. Melillo made a motion to approve this petition. Mrs. Hylenski seconded the motion. Vice-Chairman Fay took a roll call vote and the motion to approve was passed with nine ayes (from Mr. Coelho, Mr. David, Mrs. Fay, Mr. Hawley, Mrs. Hylenski, Mr. Jowdy, Mr. Melillo, Ms. Mejia, and Chairman Haddad).

NEW BUSINESS:

Petition of Evelyn L Wells Trustee, et al./Manuel Andrade for Tiestc Restaurant, 215-219 Main Street (114230) for Special Permit for Café Liquor License in the C-CBD Zone. Public hearing scheduled for October 25, 2022.

Chairman Haddad said this petition would be on file in the Planning & Zoning Office. He added that this type of petition does not require any referrals to other agencies.

Chairman Haddad said that there was nothing under Correspondence and under Other Matters, he asked that all of the Commission members be sure to confirm their attendance for the Executive Session special meeting on October 3, 2022. He then noted that under For Reference Only, there were two public hearings listed. He added that the public hearing date for the Petition of D & B Wellness LLC has been moved to the September 27, 2022.

At 8:10 PM with no further business to discuss, Mrs. Hylenski made a motion to adjourn. Mr. David seconded the motion and it was passed unanimously by voice vote with nine ayes.

Respectfully submitted,

JoAnne V. Read
Planning Assistant