

**CITY OF BRIDGEPORT  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
FEBURARY 24, 2020**

**ATTENDANCE:** Mel Riley, Acting Chair; Reginald Walker, Arturo Gravina-Hernandez, Cesar Augusto Cordero, Carlos Moreno, Robert Morton, Robert Filotei, Thomas Fedele

**OTHER:** John Crowland, Mountain Grove Cemetery; Lyn Haig, Director of Planning

**CALL TO ORDER**

*The meeting was called to order at 6:30 P.M. by Chairman Riley, there was a quorum present.*

**NEW BUSINESS**

**(20-04)**

**2675 NORTH AVENUE: PETITION OF MOUNTAIN GROVE CEMETERY – SEEKING A SITE PLAN AND COASTAL SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A CREMATORIUM BUILDING IN THE EXISTING CEMETERY IN AN R-C ZONE AND COSTAL AREAS.**

Mr. John Crowland came forwards to speak. He provided a review and overview of the property for the commission and reviewed the purpose and necessity for the proposed crematorium building. He also provided an overview of potential maintenance and capacity issues with the proposed building. Mr. Crowland provided both a map and photographs of the area for the commissions review.

The proposed crematorium will be an addition to pre-existing structures. Clearance has been acquired from the D.E.P. A review of the dimensions of the proposed building and site was performed.

Chairman Riley asked if there was anyone who wished to speak in favor or against the item. No one came forward to speak in favor or against the item. He then closed the hearing on item 20-04.

**(20-06)**

**1 KIEFER ST. (AKA 1 ATLANTIC ST.) – PETITION OF UNITED ILLUMINATING COMPANY – SEEKING A SITE PLAN AND A COASTAL SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A NEW 1-STORY, 10,600 SQ. FT. ELECTRICAL TRANSMISSION SUBSTATION IN AN H-I ZONE AND COASTAL AREA.**

A United Illuminating Representative named Todd came forwards to speak. Certifications were given for the proposed building site. The commission did raise questions regarding the engineering report which was answered to the satisfaction of the commission.

Chairman Riley asked if there was anyone who wished to speak in favor or against the item. No one came forward to speak in favor or against the item. He then closed the hearing on item 20-06.

**CONSENT AGENDA OR OTHER BUSINESS**

**(OB-1) OPEN DISCUSSION WITH COMMISSIONERS AND THE OFFICE OF THE CITY ATTORNEY REGARDING A MORATORIUM ON MARIJUANA GROWING AND DISPENSARY FACILITIES IN BRIDGEPORT UNTIL THE NEW ZONING REGULATIONS COME INTO EFFECT.**

Ms. Haig came forwards to discuss item OB-1 with the commission. She said that she was aware that the commission had concerned about the stated legislation regarding marijuana. She said that she had contacted the city attorney's office about a draft text.

Commissioner Fidele asked Ms. Haig if they could designate where the dispensary could be located. She replied that they were in the process of discussing it.

Commissioner Filotei asked for clarification on the moratorium. Ms. Haig replied that she would report back to the commission regarding this. Discussion followed about the details.

Commissioner Walker pointed out that he was basically sure that once the legislation was finalized then the Commission could make decisions.

Concerns were expressed as to the location of the dispensaries in relationship to schools. There were also concerned about the fact that the amendment was being presented in lieu of a public hearing and questions were asked as to whether or not the item could be further amended in the future. Ms. Haig said that she would bring that up during the discussions. Discussion followed.

One of the commissioners pointed out that the item would come back before zoning and they could review any changes made at that time. Ms. Haig agreed. Seeing that there were no additional questions about the item chairman Riley closed the discussion of item OB-1.

**(END OF PUBLIC HEARING)**

**OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE COMMISSION**

There were no additional items that had to be considered at this time.

**DECISION SESSION**

**Item 20-04 2675 North Avenue: petition of Mountain Grove Cemetery – seeking a site plan and coastal site plan review to permit the construction of a crematorium building in the existing cemetery in an R-C zone and coastal areas.**

**\*\* COMMISSIONER WALKER MOTIONED TO APPROVE ITEM 20-04 2675 NORTH AVENUE: PETITION OF MOUNTAIN GROVE CEMETERY – SEEKING A SITE PLAN AND COASTAL SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A CREMATORIUM BUILDING IN THE EXISTING CEMETERY IN AN R-C ZONE AND COASTAL AREAS WITH THE FOLLOWING CONDITIONS:**

- 1) THE PETITIONER SHALL FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.
- 2) ALL CROMMENDATIONS OF THE CITY ENGINEER IN HIS LETTER DAED 02/14/20 SHALL BE INCORPORATED INTO THE PROJECT AS APPROVED BY THE COMMISSIONERS.

FOR THE FOLLOWING REASON:

THE PROJECT AS APPROVED WILL HAVE NO ADVERSE IMPACT ON THE COASTAL AREA.

**\*\* COMMISSIONER FEDELE 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 MARCH 2, 2021.**

**(20-06) 1 Kiefer St. (AKA 1 Atlantic AT.) – petition of United Illuminating Company – seeking a site plan and a coastal site plan review to permit the construction of a new 1-story, 10,600 sq. Ft. Electrical transmission substation in an H-I zone and coastal area.**

**\*\* COMMISSIONER MORENO MOTIONED TO APPROVE ITEM 20-06 1 KIEFER ST. (AKA 1 ATLANTIC ST.) – PETITION OF UNITED ILLUMINATING COMPANY – SEEKING A SITE PLAN AND A COASTAL SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A NEW 1-STORY, 10,600 SQ. FT. ELECTRICAL TRANSMISSION SUBSTATION IN AN H-I ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITIONS:**

- 1) THE PETITIONER SHALL FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.
- 2) ALL RECOMMENDATIONS OF THE CITY ENGINEER IN HIS LETTER DATED 02/14/20 SHALL BE INCORPORATED INTO THE PROJECT AS APPROVED BY THE COMMISSIONERS.

FOR THE FOLLOWING REASON:

THE PROJECT AS APPROVED WILL HAVE NO ADVERSE IMPACT ON THE COASTAL AREA.

**\*\* COMMISSIONER CORDERO 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 MARCH 2, 2021.**

#### **APPROVAL OF MINUTES**

**\*\* COMMISSIONER FEDELE MOTIONED TO APPROVE THE MINUTES OF JANUARY 27, 2020 AS SUBMITTED.  
\*\* COMMISSIONER MORTON SECONDED THE MOTION.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**ADJOURNMENT**

- \*\* COMMISSISONER FEDELE MOTIONED TO ADJOURN THE MEETING.**
- \*\* COMMISSIONER MORTON SECONDED THE MOTION.**
- \*\* THE MOTION PASSED UNANIMOUSLY.**

*The meeting was adjourned at 7:00 P.M.*

Respectfully submitted

Ian A. Soltes

Telesco Secretarial Services