

**CITY OF BRIDGEPORT
PLANNING AND ZONING COMMISSION
PUBLIC HEARING
APRIL 27, 2020**

ATTENDANCE: Mel Riley, Chair; Robert Morton (7:14 p.m.), Carlos Moreno, Arturo Gravina, Cesar Cordero, Reggie Walker, Bob Filotie

STAFF: Dennis Buckley, Zoning Clerk, Paul Boucher, Assistant Zoning Clerk, Nicholas Zampieri, Zoning Inspector, Russell Liskov, City Attorney

Commissioner Riley called the meeting to order at 6:08 p.m and read the following statement. This meeting of the Planning and Zoning Commission complies with Governor Lamont's executive order 7B as it relates to web-based meetings. Therefore, the person-in-meeting requirements is eliminated as long as people can participate by phone or in real time. Also the sign-posting requirement and the return receipt of notifications to the property owners has been eliminated as long as the P&Z agenda has been online to comply with state statutes normal earliest publication date. This agenda was placed on the city website on April 2, 2020 which complies with that requirement. This meeting is being recorded by the opening meeting requirements and will be available on the city's webpage the following morning.

(20-08) 880 Broad Street – Petition of 880 Main Street, LLC – seeking a Special Permit, Site Plan Review and a Costal Site Plan Review to permit the construction of a 6 story mixed used building containing retail outlets with 175 residential units above in the DVD-TOD Zone.

Attorney Charles Willinger, 1000 Lafayette Boulevard, represented the petitioner. Mr. Willinger said Mr. Bill Finger and Mr. Kim Morque, 880 Broad Street, were present. They own 15 real estate properties in downtown Bridgeport including office space and retail space and they are a stellar develop and a real asset for the city. He said Mr. Morque is an architect by trade and is looking to help revitalize the whole downtown.

Atty. Willinger said this is in the downtown revitalization zone with 175 residential units of one and two bedrooms in a 6-story building. The ground floor will have 3,000 feet of retail space and some amenities for the residents. It replaces a building that has been vacant for over 30 years.

Atty. Willinger said this is not waterfront property and will have no impact on the waterfront. In the CAM report, there was no adverse impact on costal resources. The application was reviewed by Mr. John Goucher of DEEP on February 25. He had some

if anyone else wanted to come forward and with nobody coming forward he closed the discussion.

**** COMMISSIONER GRAVINA MADE A MOTION TO APPROVE THE PETITION.**

**** COMMISSIONER WALKER SECONDED.**

**** PETITION WAS APPROVED 6-0.**

Decision: Approved with conditions.

Conditions: 1. Property to be developed in strict accord with the plans submitted to and approved by the commission. 2. The petitioner to comply with all the recommendations of the state's environmental analyst in his report of February 25, 2020.

Reason: 1. The project as presented complies with the downtown development standards as well as the master plan of conservation and development. 2. There is no negative impact on the coastal area. 3. The project as approved complies with the special permit standards of sec. 14-25 and the site plan review standards of sec 14-4-4.

*This special permit approval as required under Sec. 14-4-5 and *coastal site plan approval as required under Sec. 14-3-4 of the Zoning Regulations of the City of Bridgeport, CT shall both expire on April 27, 2021.

(20-09) Text Amendment: City Wide Properties. Petition for Jewish Home for the Elderly of Fairfield County, to amend the zone Development standards of the City to allow an accessible parking structure which services congregate Housing facilities a maximum allowable height of 45 feet.

Attorney Raymond Rizio, Russo & Rizio, said we believe congregate housing and convalescent homes need room. The idea was to limit it to large properties. Atty. Rizio said on Park Avenue there tends to be a parking problem. He said we would like to create more parking and covered parking for people who come to visit. Atty. Rizio said the regulation limits the parking garage to 6 stories and 60 feet high, but if it is an accessory structure it can only be 12 feet high. Atty. Rizio wants the structure to be separate but be able to be built to 45 feet high. He said they chose 45 feet because it makes sense since it is the maximum height allowed in an RC Zone. He said it will not cause more traffic and it is consistent with the master plan.

Commissioner Walker said he had a concern. He said the Commission has no site plan review of what is going to be built. He said he does not care if it is just a text amendment. Commissioner Walker asked what gets built in Bridgeport without a review. Atty. Rizio said a lot of things get built without review or a special permit. Commissioner

Commissioner Morton asked how many helicopters are anticipated on site. Atty. Rizio said we are not at that state yet and are only in the first stage in the process. He said there is no plan to move forward with the heliport at this time.

Chairman Riley asked if anybody wanted to come forward to speak for or against the petition. Nobody came forward and Chairman Riley closed the matter.

**** COMMISSIONER MORENO MADE A MOTION TO APPROVE THE PETITION.**

**** COMMISSIONER MORTON SECONDED.**

**** PETITION WAS APPROVED 7-0.**

Decision: Approved with Conditions

Conditions: 1. Property to be developed in strict accord with the plans submitted to and approved by the commission. 2. The petitioner to comply with all the recommendations of the state's environmental analyst in his report of March 24, 2020.

Reasons: 1. The project as presented complies with the downtown development standards as well as the master plan of conservation and development. 2. There is no negative impact on the coastal area.

(20-11) 1269 Main Street – Petition of Primrose Companies – seeking a Site Plan Review and a Costal Site Plan Review to Permit the construction of a 5 story mixed use building, containing 7,500 square feet of retail space and 92 apartments in the DVD-TOD Zone.

Atty. Rizio spoke for the petitioner. He said everything is ready to go, it is a tremendous addition to the northside and money should be coming thru shortly. Atty. Rizio said the plan is proposing 92 units with 7,500 square feet of retail right off Route 25 coming into downtown. He said there will be an attractive entrance with 28 one-bedroom units, 60 two bedrooms and 4 three bedroom apartments and is consistent with the master plan. Atty. Rizio said it will not have any negative impact on any water-dependent use and it is walk to the train station and close to the bus station. He said there will be street trees and new sidewalks.

Chairman Riley asked if anybody wanted to come forward to speak for or against the petition. Mr. Bill Coleman, City Planning and Economic Development, spoke in favor. He said there is some attempt make some deference to the theaters with a little bit of a historic look and also a more modern aspect.

Chairman Riley closed the matter.

The meeting ended at 7:51 p.m.

Respectfully submitted,

Greg Venuto
Telesco Secretarial Services