

**PLANNING & ZONING COMMISSION
ZOOM TELECONFERENCE
MONDAY OCTOBER 26, 2020**

ATTENDANCE: Mel Riley, Chairman; Reggie Walker, Secretary; Robert Morton; Kyle LaBuff; Carlos Moreno; Arturo Gravina-Hernandez; Bob Filotei; Cesar Cordero

ABSENT: None

OTHER: Matthew Popp; Mark Halstead; Nicholas Sampieri, Zoning Inspector; Dennis Buckley, Zoning Official; Chris DeAngelis; June Topar; Stuart Sachs; Maykel Teodoro; Tara; Frank R; Council Member Maria Pereira

CALL TO ORDER

Chairman Riley called the meeting to order at 6:41 P.M. There was a quorum present.

This meeting of the Planning & Zoning Commission complies with Governor Lamont’s Executive Order 7b as it relates to a web-based meeting. Therefore, the in-person requirement is eliminated as long as a person can participate by phone or video in real time. Also, the sign posting requirement and the return receipt of notification to property owners has also been eliminated as long as the Planning & Zoning Commission agenda has been online complying with the statutes normal earliest publication date in the Connecticut Post.

CONTINUED ITEMS

C-1

(20-09) TEXT AMENDMENT (4200 PARK AVE.)

PETITION OF 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.

There was a withdrawal of two petitions. The withdrawal came from Attorney Russo regarding the 4200 Park Ave applications. The letter will serve as the request to withdraw the applications to the Bridgeport Planning & Zoning Commission on the agenda for the meeting for October 26, 2020. Therefore both petitions dealing with 4200 Park Ave text amendment and application are withdrawn.

C-2

(20-18) TEXT AMENDMENT (1862 EAST MAIN ST.)

PETITION OF 1862 EAST MAIN, LLC – SEEKING TO AMEND SEC. 4-11 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT TO ALLOW THE PLANNING & ZONING COMMISSION TO SELECT APPROPRIATE STRUCTURES FOR AN ADAPTIVE RE-USE IN ADDITION TO HISTORICAL AND ARCHITECTURALLY UNIQUE BUILDINGS.

The City Attorney had yet to review the application and work with OPED to rewrite the verbiage of the amendment. The City Attorney stated that OPED had not provided verbiage for the amendment to

change or add anything. However no verbiage or forms have been provided at this time. Since the verbiage needs to be very clear no action can be taken at this time.

- ** COMMISSIONER MORTON MOTIONED TO CONTINUE ITEM TILL NEXT MEETING.**
- ** COMMISSIONER LABUFF SECONDED THE MOTION.**
- ** THE MOTION PASSED UNANIMOUSLY.**

DEFERRED ITEMS

D-1 (20-14)

4200 PARK AVE.

PETITION OF THE JEWISH HOME FOR THE ELDERLY – SEEKING A SPECIAL PERMIT AND SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 3-STORY PARKING GARAGE CONTAINING 143-SPACES IN AN R-C ZONE.

This item was withdrawn by Attorney Russo.

D-2 (20-19)

1862 EAST MAIN ST.

PETITION OF 1862 EAST MAIN, LLC – SEEKING AN ADAPTIVE RE-USE OF AN EXISTING COMMERCIAL BUILDING INTO A SELF-STORAGE FACILITY IN AN OR ZONE.

- ** COMMISSIONER MORTON MOTIONED TO CONTINUE ITEM D-2 TO NEXT MEETING.**
- ** COMMISSIONER CORDERO SECONDED THE MOTION.**
- ** THE MOTION PASSED UNANIMOUSLY.**

NEW ITEMS

(20-25)

1827 BOSTON AVE

PETITION OF DANIEL GHAZAL – SEEKING AN APPROVAL OF LOCATION FOR A PACKAGE STORE USE AND THE ISSUANCE OF A PACKAGE STORE LIQUOR PERMIT IN THE EXISTING RETAIL BUILDING IN AN O-R ZONE.

Attorney Rizzio was present to speak for item 20-25. There has been a long-standing application at this property for a drive-through donut shop approx. 20 years prior which was permitted. The property is presently still being used as a donut shop but the current owner desires to convert it into a package store. There will be no predicting negative impact and there is more than sufficient parking. The location is surrounded by commercial properties. The property is outside the required area of schools, churches, and the like. The property is considered to be very secure.

Commissioner Morton questioned if there were any liquor stores within the 750' range as well. Attorney Rizzo confirmed that there were none.

There was no one who wished to speak in favor of this item.

Council Member Maria Pereira spoke against application 20-25. She stated that there was a K-grade 6 elementary school named Edison School with approximately 300 students located within distance of the proposed location. she voiced additional concern as to who verified the distance from the proposed location. She requested that the item be tabled at this time. She stated the desire to personally go out and review the distance from the school to the proposed location.

Attorney Rizzio stated that the zoning staff could verify and a map present within the application. On the map the Edison school is located almost four blocks away and outside the 750' mark.

Council Member Maria Pereira voiced concern over the accuracy of the map and stated that she desired the staff to verify the locations of churches and schools in the area.

Attorney Rizzio stated that the distance had been measured by professionals prior.

Committee Member Walker commented that there were no daycare centers and that Saint Ambrose Church was outside the 750' radius along with Edison School. Another school was noted as being outside the radius.

Council Member Pereira stated that it was better to be safe than sorry. She voiced concern and insisted that there were locations within the 750' radius.

No one else wished to speak in opposition to application 20-25.

Attorney Rizzio voiced his rebuttal to the objection and noted that this happened frequently whenever an application was submitted. He stated that he had no problem with the hearing being left open so long as it was left open for the sake of the particular purpose of verification of what is contained within the 750' of the proposed location.

**** COMMISSIONER CORDERO MOTIONED TO CONTINUE ITEM 20-25 INTO THE NEXT MEETING.**

**** COMMISSIONER WALKER SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE BOARD

DISCUSSION – 306 CANFIELD AVE

The matter of Black Rock on Canto Ave the approval for apartment buildings in the place of an old movie theater, Showcase Cinemas, along with a smaller location across the street. The total number of units for both locations is 300 dwelling units. There are 230 dwelling units at 306 Canto Ave and 70 dwelling units across the street. This information was included in the supplementary packets distributed to the committee. The plans have been redone with the bulk of the buildings remaining the same and the same number of units but a change where in one building the decreased a unit and another where they increased a unit.

**** COMMISSIONER LABUFF MOTIONED TO APPROVE ONE ADDITIONAL RESIDENTIAL UNIT AT 306 CANFIELD AVENUE IN PLACE OF THE ONE RESIDENTIAL UNIT TO BE GIVEN UP AT 872 BREWSTER**

STREET. THIS CHANGE WILL NOT AFFECT THE APPROVAL FOOTPRINT, NOR THE NUMBER OF UNITS WHICH ARE NOT TO EXCEED 300 IN TOTAL.

**** COMMISSIONER FILOTI SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

DECISION SESSION

There was no discussion session at this time.

APPROVAL OF MINUTES

MINUTES OF SEPTEMBER 29, 2020

PRESENT: ACTING CHAIR, MELVILLE RILEY. COMMISSIONERS: CESAR CORDERO, ROBERT FILOTEI, ARTURO GRAVINA-HERNANDEZ, KYLE LABUFF, CARLOS MORENO ROBERT MORTON AND REGINALD WALKER; STAFF: DENNIS BUCKLEY, ZONING OFFICIAL AND NICHOLAS SAMPIERI, ZONING INSPECTOR; OFFICE OF THE CITY ATTORNEY: RUSSELL LISKOV

Change 'Tom Filotei' to 'Bob Filotei'.

**** COMMISSIONER FILOTEI MOTIONED TO APPROVE THE MINUTES OF SEPTEMBER 29, 2020 WITH THE ABOVE CHANGES.**

**** COMMISSIONER CORDERO SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

ADJOURNMENT

**** COMMISSIONER MORTON MOTIONED TO ADJOURN.**

**** COMMISSIONER WALKER SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 7:20 P.M.

Respectfully Submitted,

Ian A. Soltes

Telesco Secretarial Services