

**CITY OF BRIDGEPORT  
PLANNING & ZONING COMMISSION  
REGULAR MEETING  
JUNE 24, 2019**

**ATTENDANCE:** Mel Riley, Chairman; Robert Morton, Acting Secretary;  
Cesar Augusto Cordero, Tom Fedele, Robert Filotei, Arturo  
R. Gravina-Hernandez

**OTHERS:** Dennis Buckley, Zoning Official; Attorney Russell Liskov

This meeting was open to the public.

**CALL TO ORDER**

Commissioner Riley called the meeting to order at 6:42 p.m. He then introduced the Commissioners seated. A quorum was present.

**CONTINUED BUSINESS**

**C-2 (19-17) 2115 Seaview Avenue – Petition of JCM Services, Inc. – Seeking a special permit & site plan review to permit the outdoor storage of construction equipment & materials, such as sand, mulch, crushed stone, topsoil and process based material in the IL zone. WITHDRAWN on 6/12/19.**

Mr. Buckley read the letter from the Atty. Rizio, the applicant's attorney, requesting that the item be withdrawn to the Commissioners.

**C-3 (19-21) 480 Bunnell St. – Petition of Joseph A. Barone, Jr. - Seeking a special permit, site plan review, and coastal site plan review to permit the construction of a 4,710-sq. ft., 1- story addition to the existing warehouse facility in an I-L zone and coastal area.**

Mr. Syed Ali came forward and greeted the Commissioners. Mr. Buckley explained that someone had dropped the microphone and therefore the speakers needed to speak loudly. Mr. Ali said that he had been before the Commission last month. He said that he had designed the building himself and was willing to answer all questions.

Commissioner Riley said that they had heard all the details last month. He said that the item has been continued so that Mr. Ali could meet with the NRZ and become familiar with the Special Permit requirements. Commissioner Riley asked Mr. Ali had met with the NRZ, and Mr. Ali said that he had met with them. Mr. Ali gave a brief overview of the information discussed such as building management and other concerns. Mr. Joseph Barone came forward and said that he was the building manager.

Commissioner Riley then asked how Mr. Ali met the Special Permit standards and whether this would have a negative impact on the property values in the neighborhood. . Mr. Barone said that he did not think so.

Commissioner Riley asked if Mr. Barone had met with the Design Review Committee. Mr. Barone said that they had .

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application.

Mr. Bill Coleman, the Deputy Director of Planning and Economic Development, came forward. He confirmed that they had met with the development group and viewed it as a profitable project and an expanding business. The business is shielded by Central Avenue and has a nice design.

Mr. Keith Williams, the East End NRZ President, came forward and said that the NRZ was in favor of this project.

Council Member Ernest Newton, of 190 Reid Street, came forward and said that 90% of the concerns were that the developers had not come before the NRZ to present the project.

Commissioner Riley asked if there was anyone present who wished to oppose the application. Hearing none, Commissioner Riley closed the hearing on 480 Bunnell Street.

**C-4 (19-24) 580-582 North Ave. – Petition of 580 North Avenue, LLC – Seeking a special permit and site plan review to permit the establishment of a retail convenience store in the gas station building currently under construction in an I-L zone.**

Atty. Charles Willinger came forward and said that he represents the principal of 580 North Avenue, LLC, Mr. Eddie Jamal. Atty. Willinger then stated that Mr. Jamal was present at the hearing.

Atty. Willinger said that they had been present before the Commission on May 25th and this was a continuation of that presentation. He explained that they had been requested to file a revised plan that displayed an area of 50 feet of the adjacent properties. This was requested by Atty. Joel Green who represents the Citco Gas Station located across the street.

Atty. Willinger said that he would like to direct the Commission's attention to an exhibit that 12-2-3 has the submittal requirements, 12-2-3 b has the site plan and 12-2-3 b-1 requires that the site plan be drawn to a scale of 40 feet to 1 inch and include the subject property and adjacent streets to the nearer curb line. However, it then states that "as may be relevant to the application, adjacent streets and the closest 50 feet of adjacent lots". Atty. Willinger pointed out that he had been appearing before the Commission for 46 years and there was only one other time that a 50 foot border area inclusion was requested by Atty. Green. Under 14-4-2 of the regulations, this Commission acting by past practice through the Zoning staff, determines if an application is incomplete or determines if it wants to waive any section of the application. The Commission has the discretion to waive any requirement, particularly requirement that says if it is only relevant.

Atty. Willinger said that he was actually happy that Atty. Green's request had been granted because it gave Atty. Willinger the opportunity to review the regulations for the filing of a variance. The previous plans did not include the canopy because they did not need a variance.

Atty. Willinger then reviewed the site plan and pointed out that there is nothing behind the store. There would be no improvements to the property in the rear, There is a portion of a building to the north of the site. He indicated where the curb cut would be on the plan.

The site plan now has a canopy added to it. The canopy is 15 feet from the property line.

The convenience store area is 990 square feet. The entire building will be 2,075 square feet. The gas station portion of the property is 1,085 square feet.

The canopy is covered by set back in Section 4-3-2a, there are minor

encroachment on building set backs. The second page of the exhibit has Section 4-3-2a2, that allows a fully projection for canopy and allows it even to be extended into the street. This one is 15 feet off the street line.

Atty. Willinger said that Atty. Green had objected to the use in the light industrial zone, but the use statement shows gas stations are as of right. The canopy has the automatic overhead fire suppression system which is required by the Code of Ordinance, In Section 8-48, the ordinances state they can have a self service gas station.

The application before the Commission is specifically for the site plan for the convenience store. It complies with all the zoning regulations and all the applicable standards for site plan. He said that he felt that the application should be granted because the departments that have jurisdiction over this: the City Engineer, the City Traffic Engineer, the Fire Marshal and the State of Connecticut Department of Transportation, have no issues with this application.

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 oppose the application.

Atty. Joel Green of the law offices of Green and Gross came forward and greeted the Commission. He said that he was present on behalf of his client, 547 North Avenue Realty.

Atty. Green said that the information that he had requested at the last meeting was relevant to the application. He said that there was a curb cut that was very close to the curb cut for the Auto Sales business and indicated where it was on the site plan.

Another important feature was that cars often park illegally in front of the site. The trucks will end up running over the curbs due to the tight turns required.

Atty. Green said that Atty. Willinger's comments about the fact that the gas station was a permitted use were not true. While a gas station might be a permitted use in an industrial zone, there is more to it. Commissioner Riley reminded Atty. Green that the application was for a convenience store, not the gas station. Discussion followed about the wording of the legal notice published in the newspaper. Commissioner Riley said that as the Chair, he was making a

decision that the discussion would be limited to just the convenience store.

Atty. Green said that first of all, he was not aware of the a certificate of compliance for a gas station.

Commissioner Riley ruled Atty. Green out of order.

Atty. Green asked how the Commission could account for the Special Permit standards if they did not account for an existing use on the site. Commissioner Riley said that the discussion was on the convenience store, but would not consider whether or not the gas station is by right.

Atty. Willinger came forward for rebuttal. He said that they had a very defensible petition and application. Atty. Willinger said that he was fearful that Atty. Green would use the fact that Commissioner Riley ruled Atty. Green out of order on a procedural matter.

Commissioner Riley replied that he was not going to entertain the fact that the gas station was not a permitted use. Atty. Willinger suggested that Atty. Green was positing that the Special Permit standards would have to take into consideration the fact that the convenience store is attached to a gas station. Commissioner Riley stated that he would entertain that concept, but said that was not what Atty. Green had presented. Atty. Willinger said that he did not want to encounter another appeal on a procedural issue. Commissioner Riley said that the Commission would not discuss the propriety of the gas station.

Atty. Green came forward and said that his comment was that there was a Special Permit that included a gas station on the site and the characteristics of it were relevant to the consideration of this application. Commissioner Riley reminded him that he had also stated that the gas station could not exist by right. Atty. Green said that he was not aware of a certificate of zoning compliance. Commissioner Riley said that this was what he disagreed with.

Atty. Green asked if there was a Certificate of Zoning Compliance for the gas station. Commissioner Riley replied that there wasn't one at this time because the building is not completed.

Atty. Green said that the applicant was asking for a Special Permit for the convenience and the compliance of the site plan was before the Commission. It includes both the convenience store and the gas station. He pointed out that Section 14-2 under Site Plans provides that Site Plan review whenever an

application requires a Special Permit. In this case, there is a Special Permit, so the Commission must find that both the gas station and the convenience meet the site plan standards. Commissioner Riley indicated that Atty. Green could proceed.

Atty. Green said that he would submit that the current site plan does not provide safe access or safe circulation for the convenience store and a gas station. The applicant has not established that the existing use is compliant or that the proposed use of the convenience store would be compliant. Atty. Green admitted that a gas station is a permitted use in an LI zone but said that the point was that the site plan for both the convenience store and the gas station must be zoning compliant and meet the standards for Special Permit. This was required by Section 14-2-2-b.

Atty. Green claimed that the applicant's application misstates a number of facts and their reports are inaccurate. He repeated that the site does not have adequate and safe circulation for a gas station and a convenience or sufficient access.

Commissioner Riley asked what testimony Atty. Green had. Atty. Green introduced Mr. David Spear, a consultant with DLS Traffic Engineering, LLC.

Mr. Spear, an engineer with DLS Traffic Engineering, LLC in Windsor, CT, came forward and stated that his firm was requested to review the application from a safety point of view.

Commissioner Riley asked if Mr. Spear had previously testified. Mr. Spear said that he had not. Atty. Green requested Mr. Spear to give a brief summary of his qualifications and training. Mr. Spear said that his qualifications and resume were attached to his written comments.

Mr. Spear said that the sight line demonstration was inaccurate and substandard. The planned view shows the sight line that is not to scale. This will not provide safe access for either cars or trucks according to the DOT requirements. Copies of this report were distributed.

Atty. Green asked Mr. Spear to comment on the internal circulation on the plans. Mr. Spear said that there was no filler caps shown on the plan. If a tanker truck is parked on the site, the site will be shut down.

Atty. Green asked about the tires hitting the curbs. Mr. Spear pointed out that the

truck could only go in one direction and could not turn around. He added that the template was not complete. It does not meet DOT standards or those of American Association of State Highways and Transportation Officials (AASHTO).

Atty. Green said that he thought the applicant will state that they will only receive deliveries at night. However, Atty. Green then quoted a court transcript involving a site on Park Avenue.

Ah, Eddie Jamal, ah, president of the 580 North Ave LLC.

Ah, currently, we all – or as most of the Commission knows, I operate the gasoline station on Park Avenue and North – the Mobil. Ah, we always – always – unless there is some sort of disruption get all our deliveries between the hours of 3 and 5 a.m. Ah, just for that tight maneuvering of the sites –

Then Ms. Freddino said Uh-hmm?

Then the applicant said:

North Avenue and the traffic congestion and again, safety for the drivers and the customers – like I said, always before 5 a.m. So, sometimes they come just after midnight, sometimes 2 or 3 a.m., but always within off peak hours.

And I have that transcript for the Commission. I drive by that station twice a day and I have seen trucks there at 8:00 on my way to work. he said that trucks are often delayed and they can not peg specific times for freight carriers.

The buildings which must be zoning compliant and must have site plan approval is not compliant with the zoning regulations. He stated that the windows are not properly located because the pumps can not be seen.

Atty. Green asked Mr. Spear to come back to speak about the curb cuts near the

auto dealership. Mr. Spear said that it would be dependent upon the zoning regulations but added that there needed to be adequate radii, which was not clear on the drawing.

Atty. Green asked what the impact would be of having cars parked along the street in front of the site. Mr. Spear said that it would not be acceptable because of the sight lines and the necessary radii.

Atty. Green submitted some photographs of the cars parked in front of the site.

Atty. Green pointed out that the new drawings were submitted to the Commission on June 10th, according to the stamp. He said that the drawings were not in Zoning file when he and another staff member checked the file on two different occasions. He did not receive any notification about the drawings until earlier in the day. This meant that the public did not have an opportunity to review the revised plans. He asked if the Commission would be inclined to continue the application.

A Commissioner asked Atty. Green if he had any proof that there were two different visits to the Zoning Office to review the plans. The Commissioner pointed out that they had had the plans for over a week.

Commissioner Riley said that they would continue this application to July 29, 2019. Full rebuttal will be taken then. Atty. Green will then have an opportunity to review the documents in the file.

Atty. Green said that he would take up the fact that the application does not meet the requirements for a Special Site Plan review at the next meeting.

Commissioner Riley asked if there was anyone else present who wished to speak in opposition. Hearing none, Commissioner Riley announced that they would continue this application to July 29, 2019.

**C-5 (19-25) 827 Trumbull Ave. – Petition of Northeast Conference of Seventh Day Adventist Church – Seeking a special permit and site plan review to permit the construction of a 2-story 63,724-sq. ft. addition to the existing house of worship building for classrooms, gymnasium, and enlarged worship area in an R-A zone.**



Mr. Philip Edwards came forward and said that they were looking to put on an addition to the existing structure.

Commissioner Riley said that they had continued this to allow the Church to contact the opposition and to revise the plans. Mr. Edwards said that they had sent out letters to the various contacts that the City had given them inviting them to a meeting on the 20th. The church was then contacted by the local NRZ and the Church invited them to attend the meeting on the 20th. The President of the NRZ came to listen to the Church's concerns. Mr. Edwards said that while they did speak with the NRZ President, there was no real discussion about the plans or comment on the project. The rest of the community did not show up. Mr. Edwards said that they have the landscape plan that was not provided the last time.

Commissioner Riley pointed out that the hearing had already moved into the public portion when the general public would be able to speak.

Mr. Stephen Weng came forward and said that he was part of the design team. He said that the landscape plan was fully compliant with the regulations in terms of providing shade trees in the parking area. There will be 60 foot evergreen trees, including blue spruce and Colorado spruce, around the perimeter for screening. He then indicated where the trees would be planted on the site plan. The trees will be at least 6 feet tall along the back and will be planted at 10 foot intervals. Discussion followed about the size of trees that were removed, where the ledge was located and whether the new plantings would grow.

Commissioner Riley expressed strong concerns about the amount landscaping, blasting and reconfiguration that would be done. Mr. Edwards said that Mr. Zumo had presented at the last meeting but that he was present to answer questions. Commissioner Riley indicated that Mr. Zumo come forward.

Mr. Jim Zumo, a land surveyor with HK Associates, came forward and stated that they were adhering completely to the City of Bridgeport's drainage plan. The water that would run off the impervious area will now be contained underground in storage tanks. He indicated where the catch basins were located on the site plan. Any overflow would go into the town's system.

Mr. Edwards came forward and said that the church had abided by all the requirements for the drainage and landscaping. They have also had three engineering reviews with the City of Bridgeport.

Commissioner Riley said that the Church had ignored the City's advice. Mr. Edwards said that the City had wanted to have them remodel the Church, which was built in 1964. If they touch the building, they would be required to bring it up to 2019 standards. That would have had a larger impact if they had to bring the building up to the current standards. He said that there were no flooding issues in the North End of Bridgeport.

Mr. Harold Gardner came forward and said that he was a member of the Church since 1964. The church has been a positive influence. He said he lives at 25 Cartwright Street in Bridgeport. Last Sunday, the church has a picnic for 300 members of the community.

Commissioner Riley reminded everyone that they had heard many people speak about what a good influence the church was. He asked Mr. Gardner to focus on zoning. Mr. Gardner said that he thought the issues were the result of bad blood between someone who was sitting on the church property and had to relocate.

Mr. Gardner said that back in 1964, the North End of Bridgeport was 98% white in terms of population. He named several key Bridgeport minorities families who were members of the church and claimed that these families had started the migration of the minorities into the North End. He mentioned the old Beardsley Terrace conflicts and the various families that were members of the church. He spoke about the school tutorial program that the church started. Twenty five years ago, the church recognized the various cultural leaders and influencers in the community. He also mentioned the VBS that the church runs during the summer, along with a youth group, the Pathfinders; a food pantry, back to school supplies program, work with Bridgeport Rescue Mission. All of these programs are open to the community.

Commissioner Riley reminded Mr. Gardner that the Commission had already heard this already last month. Mr. Gardner said that as a former member of the Board of Education and a resident for 56 years, he had sat on numerous boards with the church leadership. He said that he wanted to state for the record that this is a church that has been a great corporate citizen.

Mr. Detroy Ashley of 38 Clearview Drive came forward and said that he had been a member of the church for over 13 years. He said that he knows many of the folks in the neighborhood. He supports the building project because it is

important to have a church with a school in the community. It give the property more value. He has never seen anywhere where a church and a school not increasing the value of the properties.

Commissioner Riley asked all of those who had something new to add to the testimony or wanted to change their minds to be in favor of the plan to come forward.

Mr. William Spell of 90 Pit Street came forward and said that he was a member of the church. He said that he wanted to reiterate what Mr. Gardner and Mr. Ashley said. The church has been there for over 40 years and with such a small footprint, it is too difficult. He added that the church has worked with the Connecticut Food Bank and the Bridgeport Rescue Mission. The school program helps the children go on to college. The students are mentored by the church members. It costs about \$31,000 a year for the State to house an inmate and by helping the youth get an education, they are preventing the students from becoming inmates. This is a positive change.

Commissioner Riley asked if there was anyone else present who wished to speak in favor.

Mr. Ezra Smith came forward and said that he used to own a restaurant. The church has grown and they need more room for the congregations. He said that he did not understand the objections from others. It is a place that welcomes everyone. He spoke about how the church can reduce crime by its presence.

Commissioner Riley asked if there was anyone else present who wished to speak in favor. He reminded everyone that they had already heard about how wonderful the church is, but wanted to hear something new.

Ms. Nadine Dunn came forward and said that she and her husband have been residents in Bridgeport and members of the church for 20 years. They have two boys who are members of the Pathfinder Club, one of which has special needs. She said that there was not enough room to list all the wonderful things that the church and the Pathfinder Club has done for her sons. She said this was why she was in favor of the project.

### **RECESS.**

Commissioner Riley declared a recess. After five minutes, he reconvened the meeting.

Ms. McDonald came forward and said that she sees the need for the building. They need to accommodate the children. The center is empty and no one can use it. She respectfully asked the Commission to consider approving the project.

Ms. Jocelyn Sargent of 57 Carver Street in Bridgeport, came forward and said that she was an administrator at the school at the church. Her classroom was in the basement of the church and had to be relocated into the sanctuary. The project is a necessity because there are many more students in the community and they need to be in an environment where they can learn.

Commissioner Riley asked if there was anyone else present who wished to speak in favor. No one came forward. He pointed out that the Commission had heard opposition last month. He asked those who were in opposition to stand up for a head count. A member of the audience objected and said that those who were in favor were not asked to stand.

Mr. Buckley reported that there were 22 people standing. Commissioner Riley asked that anyone who testified at the previous meeting not to come forward to speak again. He also requested that they consider a spokesman.

Ms. Tonia Eagleton, 441 Fletcher Street in Bridgeport and said that they had spoken to a church official with their Council Member and told him that if they wanted a meeting with the residents to please reach out to her, but he did not. There was an NRZ meeting and the church did not attend. They never addressed the septic tank issue and the concerns about blasting. She said that she did not believe they petitioned the Building Department about the septic or even check with the WPCA. Ms. Eagleton said that there were facilities that were already in place including a gymnasium, a baseball field and a playground. The church removed all these trees and have announced that they were going to put in 6 foot spruces in place. People on Chopsey Hill Road now have dirt mounds as their view. The ledge is at least 25 to 30 feet that they have to remove. How is that going to be done without damaging the existing houses, along with Stone Ridge and Clearview Drive.

The traffic report sounds sketchy. A new traffic light was recently installed for those getting on the freeway. There have been fatalities there and this has not been addressed.

Ms. Eagleton said that no one was really opposed to them doing something in the community. No one will say they don't want that. What the community is

saying is take the proper steps, talk with those in opposition, make a plan and then move forward. She suggested that they be sent back to the drawing board.

Mr. Steven Nelson, of 24 Stone Ridge Road, came forward and said that he was the President of Second Stone Ridge Co-op. He said that he was also present as a Bridgeport Housing Authority Commissioner.

Mr. Nelson said that the Bridgeport Housing Authority has issues with any blasting that may possibly damage property that is on Trumbull Avenue. There are thousands of people that live there.

Secondly, there was a statement made that the gym is closed and the kids do not have a place to play. That has been rectified. He said that he simply wanted to clarify that there was damage in the gym, the air system was inoperable and needed repairs. The Housing Authority has repaired that building and it has been contracted out to We Care Associates and ABCD. That gym will be used and have children playing in it starting in July. The contract was just signed.

Finally, he said for the record, he had said this two or three times earlier that no one in opposition has ever questioned the integrity of the church. Yes, it is a good church and the members are good. His family has been lived here for 75 years. The Johnson family has lived in the area for 100 years along with many other families that lived in that part of Bridgeport for many, many years.

The Housing Authority does sponsor a food bank there and does have program. The church is not the only organization that provides services, including turkeys and toys. The Housing Authority is not in opposition or there to defame them. The concern is that there has been damage to the housing that are there. Second Stone Ridge is located right there and they are a low to moderate income housing co-op with 190 families. Stone Ridge Three has 118 families. The concern is that whatever the church is planning on doing will damage their property. The reason the co-ops are named Stone Ridge is because there is nothing there but stones and ledge up there.

Ms. Pamela Williams of 91 Clearview Drive came forward and said that she believed that she was the person that they had been talking about. She said that she was not there to berate the church. Her problem is that on Clearview Drive they have septic. Even though there is a member of the church who lives on Clearview and knows all of the neighbors, they refused to even acknowledge

the issues. This is not anti-church. Ms. Williams grew up in a family of Seventh Day Adventists. This is about having respect for people who live in the community. Personally, Ms. Williams feels very disrespected by this particular church, particularly when people that she has never laid eyes on who got up and make assumptions that one woman turned the whole community against them. No, Ms. Williams is concerned about the property value there. She spoke about how she had just lost her husband and then was told by the church that she had 10 days to remove a fence or they would be forced to take legal action. Someone was sent to her home to tell her that there was nothing that she could do about this project and asked her if she really had the money to fight them. As far as Ms. Williams was concerned, that was not very Christian-like. At the end of the day, the people who lived there have to be able to survive after the church finishes with whatever they are going to do. The residents on Clearview Drive have been overrun with deer, mice, and all kinds of other animals. No one is helping them get rid of these animals from their homes. While they are busy talking about all the wonderful things they do for the community, they have not addressed the damage that the residents were forced to deal with. This is not about a fence. The fence can come down at any time, it's about the damage that they have already caused. Putting up a couple of spruce trees will not change the views. They are looking at a pile of rubble and nothing they do will change that. She said that she wants someone to consider the homeowners on Clearview. As a 55 year old black woman, it is a miracle that she can say she owns her own home. She said that she would not stand by and allow any entity to come around and devalue her property. Everyone matters whether they live on Trumbull Avenue, Chopsey Hill Road, Clearview Drive or Flint Street. It's about time that everyone starts treating each other with some respect. She said that she would appreciate it if the Commission would just take her statements into consideration.

Ms. Judith Edwards, the President of the Reservoir NRZ, came forward and said that the church was supposed to meet with the NRZ when she gave them the tentative date of July 11th at the last meeting. She said that Mr. Edwards had been pushing to move the date of the meeting up, but that the NRZ has a board and people were out of town. She added that he had danced around the NRZ since the last meeting. Mr. Edwards sent out a letter to the community about a meeting on June 20th. The Council Member received a copy of the letter and gave it to the NRZ. While Ms. Edwards showed up at the church's meeting, the

community did not show up because they wanted an NRZ meeting. This is why he was not able to speak with the community.

Mr. Edwards informed her that he would go ahead and meet with Zoning and meet with the NRZ on July 11th. The community has contacted her about the fact that some of the foundations have shifted because of the blasting.

Ms. Edwards said that when she was there on June 20th, she saw how high the pile was and asked the young lady who just spoke whether it was her house that was there behind the stone rubble.

Ms. Edwards said that the community was very upset about this and they were not saying that the church is not a good church. She added that she had been there for a brief minute and listened to their concerns. She also let Mr. Edwards know that she would rather meet with him and the community at the same time so that he could hear the community concerns and the community could hear his concerns, which is the way they handle issues at the NRZ. However, he chose not to do that. Because of this, Ms. Edwards said that she would stand with the NRZ and oppose this project until he meets with the NRZ.

Commissioner Riley asked if there was anyone that had anything to add to the comment that had been made.

Council Member Mary McBride-Lee came forward and said that she represents the District that the church is located in. She said that she was not against the church and has been up there herself. The area does flood.

Council Member McBride-Lee pointed out that she was a school teacher with 33 years of experience, so she is aware of the impact of education and the influence of the church on young people. She said that her concern was the blasting that would take place there. In back of Clearview and near Third Stone Ridge, there are many things to consider, including septic tanks. There is a lot of flooding on the North End and the water comes down off the hill. The community needs to come together and decide what should be done up there. Neither a single home owner or the church should end up deciding this is going to happen. The community should come together to decide and they need to be considerate of the home owners on the hill.

Personally, Council Member McBride-Lee said that she felt it was a bit too much and wondered whether the zoning should be changed. They try to keep the high

risers out because the North End is a nice place to live. She then thanked the Commission for their time.

Ms. Migdalia DeJesus and said that she lives on 21 Clearview Drive. She said that her property is the one that is most affected because there are piles of sand near her deck. She was glad to see that so many people came to the hearing, but she noted that she heard one member of the church with a Clearview Drive address. Only one of the people who spoke was actually her neighbors. When she rented her property out, she went to each neighbor and gave them her new Trumbull address and phone number. She promised that she would do her best to have tenants that would not interfere with the property values and keep the patio clear. The issue is consideration. The church took it upon themselves to do this while all the neighbors were wondering what was going on. What everyone is saying is that they were never notified. There are many people here cheering for the church, but no one has mentioned taxes. She wanted to know how it would impact the taxes. She also wondered what would happen with noise. While the church members are supporting the project, they can go home to their houses while the neighbors have to live with the changes.

Mr. Carlos DeJesus of 21 Clearview Drive came forward and said that the members of the church should be aware that on the corner of Clearview and Chopsey Hill when there is a downpour, the water turns into a lake. The drainage can not handle that much water.

The landscape designer mentioned 6 foot trees are not going to give a sense of privacy in the background. It will take 20 years for the trees to give the owners a sense of privacy. They lived there for many years, but never got a letter about having a summer camp. Since they have four children, it would have been really helpful.

Commissioner Riley asked if there was anyone else that would like to speak against the petition.

Mr. Kenneth Mohammed came forward and said that he lives at 1225 Chopsey Hill Road. He said that the last time he had mentioned a couple of concerns regarding how it looks. Chopsey Hill Road is uphill to Clearview and then drops before going up again. His residence is located on the second incline near the church. Right now there are only three catch basins. There are no storm drains on Chopsey Hill Road other than the ones near his house. He explained that the



storm water line goes through his property but when there is a heavy rain, the water builds up in the low area. They are able to handle the current amount, but won't be able to handle any additional water.

Mr. Mohammed said that the other concern was the berm on Griffin. The berm holds back Lake Forest. He described the area that was described as a flood zone and this includes the church. If something happens to the berm, there will be a major engineering issue. He was concerned about the blasting creating cracks in the berm. It is not called a flood zone for no reason. He felt the engineers should look at this carefully.

The new building will look out of place in the neighborhood. He concluded by saying that he was against the project.

Ms. Arlene Parks of 164 Soundview Avenue, came forward and said that she lives in Third Stone Ridge. She was concerned about whether there had been a study on the blasting and the potential cracks that could be created. There is already some unsettling of the land up there now.

Mr. Joseph Epps of Clearview Drive came forward and said that at the end of the day, the church members go to their homes while he is there 24/7. He has to deal with the disturbance that is going on. Now there are raccoons in his shed and he keeps removing them, but they get back in. He is also the home owner who has the drain on his property, which goes to the church below him. While it is nice to talk about the church member, it is important to remember the residents who live there 24/7 and deal with the issues.

Commissioner Riley asked if there was anyone else that would like to speak against the petition.

Ms. Susie Taylor came forward and said she lives at Stone Ridge, which is right in back of the church. When the church was built, she was living in the area. She had no opposition to it back then. However, earlier this year, it was obvious that something was going on when all the animals like deer, and raccoons started coming down to Stone Ridge. She said that she took a ride through the site and it was clear that they were interfering with the natural habitat.

Ms. Taylor said that she was concerned about the impact that the excavation may have on where she lives. She asked if the church would be responsible for any damage that is done to their property. One of the representatives said that it

would not be his problem. It will become their problem.

Ms. Taylor said that she heard all the speeches about what they do and what they have. She has lived there since before the church was built. She never received an invitation from them for any church. She gets invitations from other churches in the area for various events and programs that residents can benefit from. Their invitations do not go out to the local community. They are very inclusive and exclusive because they don't include the community.

Commissioner Riley asked if there was anyone else that would like to speak against the petition. No one else came forward.

Rev. Cornell Miller, the pastor of The Calvary Seventh Day Adventist Church, came forward for rebuttal. He said that he had been present at the last meeting. The church members heard the discussion at the last meeting and had decided not to blast.

He said that the Fire Marshal called him and asked about the blasting. There was a contractor who posted notices of blasting to test septic tanks in case there was any damage done to the septic tanks, they would know it. The neighbors received the letter and went to the Fire Marshal about it, who then contact him. There were 24 names and residences on the list. There was no problem with that situation.

There are animals in any green spot. Those trees also hide garbage. He said that he had to go to the City when he first came to the area because there were bushes on neighboring property where people were throwing tires and other garbage there. He asked them to purchase the property, but the City said that it belonged to HUD. When they started clearing, they found all the debris.

Rev. Miller said that they understand the issues and set meetings. Everything they have done on the property to date was guided by the City Building and Planning. They pulled permits and know that they have to keep the rain water on their property. That is why the drainage system was built and the plans will show this. They have a permit for the tree removal. There is a natural boundary of trees that separate the two apartment complexes that separates the property above the hill and below the hill. They had four acres of trees on the church property. The natural tree boundary has been there and is continued straight down to Chopsey Hill. The removed trees will be replanted according to what the City decided about how many trees and what kind of trees should be planted.

Rev. Miller said that there had been miscommunication but the church contacted the people on the list that the City gave them. The church followed all the instructions from the City.

Rev. Miller said that they were the only privately owned parcel from Reservoir to Chopsey Hill on Trumbull.

He then said that the church used the center next year when he first came to the area for different activities. This year was the first year that they had been received notification that the center was shut down and that they could not rent it anymore because of the law regarding the church and state. They can rent it as a private citizen, but not as a church.

The church will not blast, but if there was any damage to homes, they need to get the form to fill out, have an inspection and give it to the contractor. There are three layers of insurance on the project: the contractor, the sub-contractor and the church. The earth can shift even if there was no blasting.

However, stating that this project could not go forward is a rough and tough thing. If the property was sold, a larger organization would come and develop high rises.

Rev. Miller reminded those present that they were the community and work with the Bridgeport Rescue Mission distributing food and they were attacked. Now they have to limit their food distribution only from the church property. The church members go into community but not everyone needs the services that the church renders. They help everyone. There is a Disaster Relief Program which is registered with FEMA and the Red Cross. Rev. Miller said that he had participated in repairing homes that were damaged by two hurricanes in other locations.

The church is not a hindrance or changing the property value. They are not asking for a change of zoning.

Rev. Miller was asked how many difference designs were done for the project. He explained that they had several designs because when they submit plans for review, the City gives them suggestions and they have to change them. The church has been going through the design phase for the last eight years.

Mr. Edwards came forward to explain that it was the City's requirement that the school become three stories tall, which was beyond the zoning for that area. The

building design that is presented stays within the zoning requirements for that area and works with the topography. The hill does not come down 30 feet, but only 14 to 15 feet to reduce the load on the top of the hill. The City requested that the church provide a bus stop in the sidewalk in the area by Chopsey Hill.

There is also an issue with handicapped accessibility for the church. The City's suggestion for the baptismal pool was to dig a hole up on the hill and construct a lake, which would require the handicapped members to be baptized in a man made lake on the hill.

Rev. Miller said that there was a reference to that design at the last meeting. He said that there were three separate buildings on that design plan and the students would have to leave the school to go to the gymnasium. It was suggested that they construct an underground tunnel for student access.

Commissioner Gravina-Hernandez asked Rev. Miller, if all the paperwork was submitted to WPCA, and if the prints were reviewed. Mr. Edwards said that they had. Commissioner Gravina-Hernandez said that the June 6th paperwork states that there was no WPCA documentation. Mr. Edwards said they will check with the contractors, but to the best of his knowledge, all the departments that they were requested to contact had been made.

Mr. Edwards was asked about how many parking spaces were provided under the various designs. Mr. Edward said that with the previous plan, they would have had to blast. Rev. Miller said that the previous plan had been presented during the last session. It would be very disruptive to the entire area. Discussion followed.

Rev. Miller said that they only use a small percentage of the property with the current design they have now. They lost the ability to use the nearby gymnasium, which they used for several programs in the past few years.

Commissioner Riley closed the hearing on 827 Trumbull Avenue.

### **NEW BUSINESS**

**(19-29) 1184, 1186, 1188 Main St. – Petition of Berlinetta Brewing Company, LLC – Seeking a special permit, a site plan review and a coastal site plan review to permit the establishment of a 2,164-sq. ft. brewery with on-site alcoholic/beer**

**sales in the DVD-CORE zone and coastal area.**

Mr. Richard Ruggerio 65 Newtown Turnpike, Weston and Mr. Christopher Ruggerio of 275 Washington Parkway, Stratford came forward to present the application. They presented the green mailing receipts to Mr. Buckley.

Mr. Rich Ruggerio explained that his brother was a DJ on WPKN and both men were adjunct faculty at the University of Bridgeport. Bridgeport was their first choice for opening a brewery. It will be a 2,000 sq. ft. craft brewery with a tasting room, also called a brew pub, in the Newfield Building which is currently under renovation. The building is in a DVD-CORE zone, so they are looking for a special permit for liquor sales and coastal approval. He then reviewed how the project aligns with the DVD zone goals, They are excited with the new Master Plan, including the fact that Bridgeport will be supporting small batch and low impact manufacturing processes.

The building is located within close proximity to the train and bus station. The type of business will add to the character of downtown in a positive way.

The letter from Mr. John Gaucher of the Long Island Sound Coastal Management Department stating that there were no comments regarding the project was then read into the record.

Commissioner Riley asked the applicants if they had experience in brewing. One of the men confirmed that he did. The applicants were asked if they would be on the upper floors. They replied that it would be a street level site and they would only be serving beer.

Commissioner Riley asked if anyone would like to speak in favor of the application.

Council Member Jack Banta of 20 Coles Street came forward and said that he was representing the 131st District. He thanked the Commissioners for their hard work. He said that both he and his co-Council Member, Denese Taylor-Moye were in 100% support of this project. They have done everything correctly and contacted both Council Members and kept them in the loop. They have been very transparent in everything.

Microbreweries have been about 14% of the market and Council Member Banta said that he was happy that they were interested in doing this in Bridgeport. Small businesses drive the economy. He said that there was no dance floor or

beer served outside of the building. The downtown area has been stagnant for a long time. Young people can go there and enjoy themselves.

Mr. Patrick Normoyal, one of the Newfield developer, came forward and said that while he is new to Bridgeport, he loves the city. He said that it was an amazing city and the people here. The City staff has been very helpful in making projects happen.

The Newfield project will be about 104 new apartments and 6,000 sq. ft. of retail space on the first floor of the Newfield building. There are 3 retail spots, and only one is under lease. That is to the Berlinetta Brewing Company and the developers feel this is a great use of the space.

Mr. Jeff Bishop, the Executive Director of the Bridgeport Chamber of Commerce, came forward and said that he was also the Trumbull Chamber of Commerce Director along with business recruitment for Bridgeport. He said that he worked with the applicants for the last few months and felt that the business would do well in Bridgeport. The Bridgeport Chamber of Commerce is working with the Port Jeff Chamber of Commerce regarding creating a brew pub crawl. There are several of these in Long Island and would work in Bridgeport because they have Brew Port, Harland House and now the Berlinetta Brewing Company in the downtown within walking distance.

He added that he had just received the June edition of the Connecticut Economic Digest and the cover story is about the brewing industry and the amount of jobs that it is adding to the State. He displayed the issue and said that it had gone from 15 jobs to creating over 800 jobs in the last few years. Mr. Bishop pointed out that the Chamber of Commerce tracks how many jobs the State of Connecticut has lost. The first quarter of this year, 3,400 jobs were lost and in May, there was an additional 1,500 jobs lost. Bringing this type of job growth into Bridgeport and the State is important.

Mr. Bishop said that on behalf of the Bridgeport Regional Business Council (BRBC), Bridgeport Chamber of Commerce and the Trumbull Chamber of Commerce, he would urge the Commission to approve this project.

Mr. Bill Coleman, the Deputy Director of OPED, came forward and said that there had been a plan to encourage retail growth in the downtown area. Mr. Coleman's son moved to Denver because of the brew pubs and other interesting things to do, this is a start with the comedy club, the pool hall and now this \$27

million dollar project that the developer is putting together. He asked the Commission to support this project.

Commissioner Riley asked if there was anyone opposed to the application. Hearing none, he closed the hearing on 1184, 1186, 1188 Main St.

**(19-30) 141 Anchorage Dr. – Petition of LandTech – Seeking a site plan review and a coastal site plan review to permit the construction of a single-family dwelling with an in-ground swimming pool and deck in the R-AA zone and coastal area.**

Atty. Raymond Rizio came forward to represent the applicant. He said that that this was the property approved by the Inland Wetlands and Watercourse Commission earlier in the evening. This application is for a single family home built on an abandoned piece of property.

Commissioner Riley informed Atty. Rizio that the Commission would be continuing this until the issues noted in Mr. Gaucher's letter are addressed. Atty. Rizio said that they had not received the letter until the 20th. Commissioner Riley said that they had just received the document.

Mr. Tom Rider with LandTech, came forward and stated that the issues in the letter had been addressed. Commissioner Riley said that the Commission wished to hear that from Mr. Gaucher.

Atty. Rizio said that one of the issues that Mr. Gaucher brings up is in regard to a wall that needs to be repaired and the second one involved storm drains. He suggested that the Commission could make both of these issues as part of the conditions of the approval.

Mr. Rider said that the shoreline wall has a small section that has fallen over. He said that when he started working on the project a year and a half ago, he contacted the DEEP about rebuilding it. However, while they said they had no problem with rebuilding it, they noted it was outside of their jurisdiction. A meeting followed with the various City departments who then suggested that when the wall was rebuilt, the design be changed so it wouldn't collapse again. The DEEP letter wants the developer to go back to the original design. He said that it would be up to the Commission to decide whether they wanted to maintain the wall's design as is or use a new design. Discussion followed about the last paragraph of the letter from Mr. Gaucher, who wants it replaced as it was.

Commissioner Riley said that the Commission had not had a chance to consider the letter. He reminded everyone that he had said that he would prefer to continue the application, which he stated at the beginning of the hearing. Atty. Rizio then requested the application be continued to July 29, 2019.

**(19-31) 4219 Main St. & 50 Lourmel St. – Petition of McDonalds USA, LLC & Ralph Santa Lucia and Pamela Santa Lucia, CO Trustee of the Santa Lucia Family Trust – Seeking a revised special permit and site plan review to a petition previously approved by the Planning & Zoning Commission on May 28, 2019 to construct a 1-story 4,549-sq. ft. fast food restaurant with drive-thru facilities in an OR zone.**

Atty. Raymond Rizio came forward and said that he was representing the McDonald's located at 4219 Main Street. The project has already received all of the necessary waivers and approvals, along with a zone change to OR.

At the last meeting, there were some revisions suggested by OPED and the changes were made. Those changes made the property more conforming, but they were still required to go back before the ZBA for approval of those changes. He then distributed copies of the ZBA approval.

The project is for changing the current McDonalds to provide a better landscape buffer along the street front, along with adjusting the parking spots. He indicated where those changes were made along the street front, improved elevations and where the two additional parking spots were added on the site plans.

He said that there were some concerns expressed by the neighbors about the debris from the drive through. There is now a 6 foot retaining wall at the rear of the property and would agree to having a 6 foot noise reduction fence to be located on top of the retaining wall as a condition of approval. He also mentioned 6 foot arbor vitea trees planted at three foot intervals.

Atty. Rizio then summarized the requirements regarding debris removal every 3 to 4 hours while the restaurant is open. Having the low hedge by Lourmel Street will also help with preventing trash from going onto the neighbors' properties. These upgrades are similar to the upgrades made on Fairfield Avenue and other locations in the city.

He concluded by saying that he would be happy to answer any questions the Commissioners had.



Commissioner Riley asked if there was a double drive through. Atty. Rizio confirmed that it was, and indicated where that was indicated on the site plan.

Commissioner Riley asked if there was anyone who wished to speak in favor.

Mr. Bill Coleman, the Deputy Director of OPED, came forward and said that he was there to confirm that they had indeed had the discussions with the developer. He thanked the Commission for allowing the changes in the drive thru design. He said that they were working on greater transparency and increasing the buffers.

Commissioner Riley then asked if there was anyone opposed.

Mr. Ghirmly Araya of 62 Lourmel Street came forward and said that his property was very close to McDonald's. He cleans up the garbage every morning and does not want a parking lot across from his house. He displayed a photo of the garbage that he had picked up in his yard the previous day. He's never complained before, but this is too much.

Ms. Sonia Richardson of 35 Lourmel Street came forward and said that the other day, a car had hit her house. Secondly, there are people outside McDonald's begging. She pays a lot of taxes and this is not right. Every morning when she gets up there is garbage all over the place. She had lived at this location for 16 years. Before there was a man who came from McDonald's and clean up all the garbage. That doesn't happen anymore. She expressed about the beggars and loiterers breaking into the homes that are empty during the day. There was a empty house where the loiterers were hang out and sleeping. The police had to roust them out from there. While she accommodates what is there now, but making it bigger is not fair.

Atty. Rizio said that the McDonald's was built in the late 50's early 60's and this is why he mentioned earlier having these conditions. Right now there are no conditions for approval for maintenance, upkeep or fencing. The project has already been approved and they are back simply to update the plans with the additional landscaping, better drive thru circulation, and adding fencing. There are now shrubs, a retaining wall and having the staff patrol the outside area for garbage.

Commissioner Riley asked what could be done about the loitering and the pan handling on the site. Atty. Rizio said that his client doesn't support this. The

client would be happy to post No Loitering signs. The client is about to invest about half a million to upgrade the site and they will have better lighting.

Commissioner Riley closed the hearing on 4219 Main St. & 50 Lourmel St. He said that he believed they had time for one more item before closing the hearing portion of the meeting.

**(19-32) 1450 Barnum Ave. – Petition of 1460 Barnum Avenue, LLC – Seeking a special permit and site plan review to permit the establishment of a hair and cosmetology training academy in the existing commercial building in an MU-LI zone.**

Mr. Jan Cohen, the developer and property manager of 1450 Barnum Avenue, LLC. He requested a change of use to put a hair and cosmetology training academy at the site. It is a large parcel that used to hold People's Bank and a doctor's office. He displayed a site map. People's Bank has closed that branch. He gave the details about the academy. The parking exceeds the requirement.

Commissioner Riley asked how many students would be on site. Mr. Cohen said that there would be between 18 and 20, including facility. He said that there would not be any pressure on the site.

One of the Commissioners said that he had taken a ride to the area and not been able to locate the site. Mr. Cohen explained that the site encompassed the area from 1374 Barnum to 1488 Barnum. 1460 Barnum Avenue was a lumber company. 1450 Barnum Avenue is on the street front and was where People's Bank, Quest Labs and a restaurant were located. He described the neighboring businesses. The school will be located in the former People's Bank space.

Commissioner Riley asked if there was anyone present who would like to speak in favor of the application.

Mr. Keith Brown, the East End NRZ president came forward and said that they had met with Mr. Cohen and were in favor of the project.

Commissioner Riley asked if there was anyone opposed to the project. Hearing none, Commissioner Riley closed the hearing on 1450 Barnum Avenue.

**(19-33) 4086 Main St. – Petition of La Casa Del Tequila, LLC. – Seeking an approval of location under Sec. 12-10a of the Zoning regulations to permit the establishment of a retail liquor store and the issuance of a package store liquor**

permit in the existing commercial building in an OR-R zone.

Mr. Buckley, the Zoning Official, came forward and stated that he had a letter from Atty. Willinger requesting that the item be deferred to August 26, 2019.

**(19-34) 1162-1216 Stratford Ave. – Petition of Stratford Avenue Development, LLC – Seeking a special permit and site plan review to permit the development of the East End Civic Block consisting of mixed-use retail and commercial development in an OR-G zone.**

Mr. Anthony Stewart, with the developer and construction company. Documents were distributed. Mr. Stewart said that this side of Bridgeport had not had the necessities that so many other people take for granted, such as a supermarket. He added that he has been involved in this process for the last three years. The Library is going on Central Avenue and Revere Street. The front part of that project will be a retail plaza. This will transform the East End of Bridgeport. There will be a grocery store, a pharmacy, a health care facility, a hair salon and a restaurant. He explained that he needed special permit approval for the restaurant and another type of retail similar to Dunkin' Donuts. However, the first step is the site plan review. They have been working with the NRZ on the plan along with the City department. The developers have done everything they could to insure the community was involved including attending charrettes and tweaking the plans. He then reviewed the site plans with the Commissioners. He said that they want to change the character as people drive down Stratford Avenue.

Mr. Stewart then reviewed the six requirements in the Planning Regulations and explained that they had created a pocket park with chess boards where the side setbacks were required. They also created a 50 foot wide boulevard from Bunnell Street that allows a clear and inviting view of the development. There will also be an outside seating area.

Mr. Stewart then reviewed the remaining requirements and explained that they had added crenellations in order to provide visual interest and meet height requirements. The HVAC systems are set back behind parapets.

The circulation plan allows access from Newfield Avenue or Central Avenue. This is to encourage more pedestrian traffic rather than vehicular traffic.

Mr. Stewart said that they expected to hire about 60 people for the various facilities. The storm water management is included in the packet in great detail.

Commissioner Riley asked if there were any prospective tenants. Mr. Stewart said that they did and had just signed a contract with Gala Foods. The medical facility will be occupied by Optimus Health Care. The pharmacy and restaurant agreements have also been completed. This would cover about 26,000 sq. ft of the 34,000 sq. ft facility.

There was also a question about the site being cleaned up. Mr. Stewart said that they were still working on cleaning up the site.

Mr. Stewart said that they would be building the library and it would be about 17,000 sq. ft. with the new portion and old portion combined. Mr. David Ferris and Mr. Keith Mooda were the design engineers for that project and they were also present.

Mr. Stewart said that he grew up in Bridgeport and felt this project would make a difference. He said that he started building houses on Platt Street in 1994 and has since then has done school projects and numerous other development projects.

He was asked how big the development would be. Mr. Stewart replied that it would encompass the entire block and the library would take up one quarter of the area. He indicated where the parking would be located on the site plan.

Commissioner Riley asked if there was anyone who would like to speak in favor of the project.

Council Member Ernest Newton, of 190 Reid Street, came forward and thanked the Commission for approving the project. It has taken 30 years for this project to come to fruition. It's time to break ground. People see that they are getting a library and that gives them hope.

State Representative Andre Baker came forward and said that this project was simply replenishing the businesses that were lost over many years on the East End by Stratford Avenue. This will be new life, new streetscapes and new designs. He thanked the Commission for hearing this application.

Mr. Ralph Ford, the Democratic East End leader, came forward and said he was from Mill Hill. This plan started 30 years ago and there have been ups and down

before identifying a developer who would help the neighborhood. There were politicians, neighborhood residents, clergy, development and many others are in support of this project.

Mr. Keith William, the East End NRZ president, came forward and said that everyone was in favor of this project. They have been working with the Council Members, the State Representatives, and everyone so it now looks like the project will start. The East End is on the move. Let's get this project started.

Mr. Bill Coleman, the Deputy Director of OPED, came forward to confirm that the City was in support of the project. The City owns the land and Mr. Stewart won a competitive RFP for this project. The city will do all they can to clean up the area like Commissioner Morton mentioned.

Commissioner Riley asked if there was anyone present who opposed the project. Hearing none, he closed the hearing on 1162-1216 Stratford Avenue. He announced that this would conclude the public hearing for the evening.

**(19-35) 135 Washington Ave. – Petition of 135 Washington Ave Bridgeport, LLC – Seeking a special permit and site plan review to permit the conversion of the existing mixed-use building into a 5-unit apartment dwelling in an R-C zone.**

This item was deferred to July 29, 2019.

**(19-36) 20 Johnson St. – Petition of Windward Development Associates, LLC – Seeking a modification of the approved plan of development to permit the change of exterior materials to the proposed apartment complex in an NCVD zone.**

This item was deferred to July 29, 2019.

### **CONSENT AGENDA OR OTHER BUSINESS**

**(OB-1) 18, 30, 34 & 44 Island Brook Ave. – Petition of Bud's Service, LLC – Seeking to grant under Sec. 14-54 of the CT General Statute a Certificate of Approval of Location for a general repairer's license and a towing and storage business lot in an I-L zone and coastal area.**

**\*\* COMMISSIONER MORTON MOVED TO APPROVE AGENDA ITEM (OB-1) 18, 30, 34 & 44 ISLAND BROOK AVE. – PETITION OF BUD'S SERVICE, LLC – SEEKING TO GRANT UNDER SEC. 14-54 OF THE CT GENERAL STATUTE**

**A CERTIFICATE OF APPROVAL OF LOCATION FOR A GENERAL REPAIRER'S LICENSE AND A TOWING AND STORAGE BUSINESS LOT IN AN I-L ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITIONS:**

- 1. THE PETITIONER SHALL COMPLY WITH ALL OF THE STATE OF CT ENVIRONMENTAL ANALYST'S RECOMMENDATIONS IN HIS E-MAIL DATED 02/14/19 (ENCLOSED).**

**FOR THE FOLLOWING REASON:**

- 1. THE APPROVAL OF THIS PETITION WILL HAVE NO UNACCEPTABLE IMPACT ON THE COASTAL AREA.**

**\*\* COMMISSIONER GRAVINA SECONDED THE MOTION.**

**\*\* MOTION PASSED UNANIMOUSLY.**

**DECISION SESSION.**

**C-2 (19-17) 2115 Seaview Avenue – Petition of JCM Services, Inc. – Seeking a special permit & site plan review to permit the outdoor storage of construction equipment & materials, such as sand, mulch, crushed stone, topsoil and process based material in the IL zone. WITHDRAWN on 6/12/19.**

The Commission acknowledged the withdrawal of Agenda Item C-2 (19-17) 2115 Seaview Avenue – Petition of JCM Services, Inc. – Seeking a special permit & site plan review to permit the outdoor storage of construction equipment & materials, such as sand, mulch, crushed stone, topsoil and process based material in the IL zone on 6/12/19.

**C-3 (19-21) 480 Bunnell St. – Petition of Joseph A. Barone, Jr. - Seeking a special permit, site plan review, and coastal site plan review to permit the construction of a 4,710-sq. ft., 1- story addition to the existing warehouse facility in an I-L zone and coastal area.**

**\*\* COMMISSIONER MORTON MOVED TO CONTINUE C-3 (19-21) 480 BUNNELL ST. – PETITION OF JOSEPH A. BARONE, JR. - SEEKING A SPECIAL PERMIT, SITE PLAN REVIEW, AND COASTAL SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 4,710-SQ. FT., 1- STORY ADDITION TO THE EXISTING WAREHOUSE FACILITY IN AN I-L ZONE AND COASTAL**

**AREA WITH THE FOLLOWING CONDITION:**

- 1. THE DEVELOPMENT OF THE SUBJECT PREMISES SHALL BE IN STRICT ACCORD WITH THE PLAN SUBMITTED TO AND APPROVED BY THE COMMISSION.**

**FOR THE FOLLOWING REASONS:**

- 1. THE PROJECT AS APPROVED WILL HAVE NO ADVERSE IMPACT ON THE COASTAL AREA.**
- 2. THE PROJECT COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5 AND SPECIAL PERMIT STANDARDS OF SEC. 14-4-4.**

**\*\* MR. GRAVINA – HERNANDEZ SECONDED THE MOTION.**

**\*\* MOTION PASSED UNANIMOUSLY.**

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 July 1, 2020.

**C-4 (19-24) 580-582 North Ave. – Petition of 580 North Avenue, LLC – Seeking a special permit and site plan review to permit the establishment of a retail convenience store in the gas station building currently under construction in an I-L zone.**

**\*\* COMMISSIONER MORTON MADE MOTION to CONTINUE AGENDA ITEM C-4 (19-24) 580-582 NORTH AVE. – PETITION OF 580 NORTH AVENUE, LLC – SEEKING A SPECIAL PERMIT AND SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A RETAIL CONVENIENCE STORE IN THE GAS STATION BUILDING CURRENTLY UNDER CONSTRUCTION IN AN I-L ZONE TO THE JULY 29, 2019 MEETING.**

**\*\* COMMISSIONER GRAVINA SECONDED THE MOTION.**

**\*\* MOTION PASSED UNANIMOUSLY.**

**C-5 (19-25) 827 Trumbull Ave. – Petition of Northeast Conference of Seventh**

Day Adventist Church – Seeking a special permit and site plan review to permit the construction of a 2-story 63,724-sq. ft. addition to the existing house of worship building for classrooms, gymnasium, and enlarged worship area in an R-A zone.

**\*\* COMMISSIONER FILOTEI MADE MOTION TO DENY WITHOUT PREJUDICE APPLICATION C-5 (19-25) 827 TRUMBULL AVE. – PETITION OF NORTHEAST CONFERENCE OF SEVENTH DAY ADVENTIST CHURCH – SEEKING A SPECIAL PERMIT AND SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 2-STORY 63,724-SQ. FT. ADDITION TO THE EXISTING HOUSE OF WORSHIP BUILDING FOR CLASSROOMS, GYMNASIUM, AND ENLARGED WORSHIP AREA IN AN R-A ZONE FOR THE FOLLOWING REASONS:**

1. THE GRANTING OF THIS PETITION WOULD RESULT IN AN OVER INTENSIFICATION OF THE SUBJECT PREMISES.
2. THE PROPOSED REDEVELOPMENT OF THIS PROPERTY WOULD BE OUT OF CHARACTER FOR THE IMMEDIATE AREA.

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

**\*\* MOTION DENIED WITHOUT PREJUDICE PASSED WITH A VOTE OF FIVE (5) IN FAVOR AND ONE (1) ABSTENTION.**

(19-29) 1184, 1186, 1188 Main St. – Petition of Berlinetta Brewing Company, LLC – Seeking a special permit, a site plan review and a coastal site plan review to permit the establishment of a 2,164-sq. ft. brewery with on-site alcoholic/beer sales in the DVD-CORE zone and coastal area.

**\*\* COMMISSIONER MORTON MOVED TO APPROVE AGENDA ITEM (19-29) 1184, 1186, 1188 MAIN ST. – PETITION OF BERLINETTA BREWING COMPANY, LLC – SEEKING A SPECIAL PERMIT, A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A 2,164-SQ. FT. BREWERY WITH ON-SITE ALCOHOLIC/BEER SALES IN THE DVD-CORE ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITION:**



1. THE ESTABLISHMENT OF THIS BREW PUB SHALL BE IN STRICT ACCORD WITH THE PLAN OF DEVELOPMENT SUBMITTED TO AND APPROVED BY THE COMMISSION.

FOR THE FOLLOWING REASONS:

1. THE PROJECT AS APPROVED COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5 AND THE SPECIAL PERMIT STANDARDS OF SEC. 14-4-4.
2. NEW ENTERTAINMENT VENUES ARE NEEDED IN THE DOWNTOWN AREA FOR RESIDENTS AS WELL AS VISITORS.

**\*\* COMMISSIONER GRAVINA SECONDED THE MOTION.**

**\*\* MOTION PASSED UNANIMOUSLY.**

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 July 1, 2020.

(19-30) 141 Anchorage Dr. – Petition of LandTech – Seeking a site plan review and a coastal site plan review to permit the construction of a single-family dwelling with an in-ground swimming pool and deck in the R-AA zone and coastal area.

**\*\* COMMISSIONER GRAVINA MADE THE MOTION TO CONTINUE APPLICATION (19-30) 141 ANCHORAGE DR. – PETITION OF LANDTECH – SEEKING A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A SINGLE-FAMILY DWELLING WITH AN IN-GROUND SWIMMING POOL AND DECK IN THE R-AA ZONE AND COASTAL AREA TO THE JULY 29, 2019 MEETING.**

**\*\* COMMISSIONER MORTON SECONDED THE MOTION**

**\*\* MOTION PASSED UNANIMOUSLY.**

(19-31) 4219 Main St. & 50 Lourmel St. – Petition of McDonalds USA, LLC & Ralph Santa Lucia and Pamela Santa Lucia, CO Trustee of the Santa Lucia Family Trust – Seeking a revised special permit and site plan review to a petition

previously approved by the Planning & Zoning Commission on May 28, 2019 to construct a 1-story 4,549-sq. ft. fast food restaurant with drive-thru facilities in an OR zone.

**\*\* COMMISSIONER FEDELE MADE MOTION TO APPROVE AGENDA ITEM (19-31) 4219 MAIN ST. & 50 LOURMEL ST. – PETITION OF MCDONALDS USA, LLC & RALPH SANTA LUCIA AND PAMELA SANTA LUCIA, CO TRUSTEE OF THE SANTA LUCIA FAMILY TRUST – SEEKING A REVISED SPECIAL PERMIT AND SITE PLAN REVIEW TO A PETITION PREVIOUSLY APPROVED BY THE PLANNING & ZONING COMMISSION ON MAY 28, 2019 TO CONSTRUCT A 1-STORY 4,549-SQ. FT. FAST FOOD RESTAURANT WITH DRIVE-THRU FACILITIES IN AN OR ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE DEVELOPMENT OF THE SUBJECT SITE SHALL BE IN STRICT ACCORD WITH THE PLAN SUBMITTED TO AND APPROVED BY THE COMMISSION.**
- 2. “NO LOITERING” SIGNS SHALL BE POSTED, AND THE POLICE SHALL BE NOTIFIED IN THE EVENT LOITERING PERSISTS.**
- 3. THE SIDEWALKS AND CURBSIDE GUTTERS ALONG BOTH LOURMEL AND MAIN STREETS SHALL BE CLEANED HOURLY TO PREVENT TRASH AND LITTER BUILD-UP WHICH IS A COMMON COMPLAINT BY AREA RESIDENTS.**

**FOR THE FOLLOWING REASONS:**

- 1. A NEWLY DESIGNED BUILDING WILL BE AN ASSET TO THE AREA.**
- 2. THE IMPROVED VEHICLE STACKING AND DRIVE-THRU FACILITY SHOULD ELIMINATE ON-SITE CONGESTION.**

**\*\* COMMISSIONER GRAVINA SECONDED THE MOTION.**

**\*\* MOTION PASSED UNANIMOUSLY.**

**This special permit approval as required under Sec. 14-4-5 of the Zoning Regulations of the City of Bridgeport, CT shall both expire on July 1, 2020.**

(19-32) 1450 Barnum Ave. – Petition of 1460 Barnum Avenue, LLC – Seeking a special permit and site plan review to permit the establishment of a hair and cosmetology training academy in the existing commercial building in an MU-LI zone.

**\*\* COMMISSIONER CORDERO MADE MOTION TO APPROVE (19-32) 1450 BARNUM AVE. – PETITION OF 1460 BARNUM AVENUE, LLC – SEEKING A SPECIAL PERMIT AND SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A HAIR AND COSMETOLOGY TRAINING ACADEMY IN THE EXISTING COMMERCIAL BUILDING IN AN MU-LI ZONE WITH THE FOLLOWING CONDITION:**

1. THE REDEVELOPMENT OF THE SUBJECT PREMISES SHALL BE IN STRICT ACCORD WITH THE PLAN SUBMITTED TO AND APPROVED BY THE COMMISSION.

FOR THE FOLLOWING REASON:

1. THE PROJECT AS PRESENTED COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5 AND SPECIAL PERMIT STANDARDS OF SEC. 14-4-4.

**\*\* MR. GRAVINA-HERNANDEZ SECONDED THE MOTION**

**\*\* MOTION PASSED UNANIMOUSLY.**

\*This special permit approval as required under Sec. 14-4-5 of the Zoning Regulations of the City of Bridgeport, CT and shall expire on July 1, 2020.

(19-33) 4086 Main St. – Petition of La Casa Del Tequila, LLC. – Seeking an approval of location under Sec. 12-10a of the Zoning regulations to permit the establishment of a retail liquor store and the issuance of a package store liquor permit in the existing commercial building in an OR-R zone. (request to be deferred to August 26, 2019).

**\*\* COMMISSIONER MORTON MADE MOTION TO DEFER AGENDA ITEM (19-**

33) 4086 MAIN ST. – PETITION OF LA CASA DEL TEQUILA, LLC. – SEEKING AN APPROVAL OF LOCATION UNDER SEC. 12-10A OF THE ZONING REGULATIONS TO PERMIT THE ESTABLISHMENT OF A RETAIL LIQUOR STORE AND THE ISSUANCE OF A PACKAGE STORE LIQUOR PERMIT IN THE EXISTING COMMERCIAL BUILDING IN AN OR-R ZONE. (REQUEST TO BE DEFERRED TO AUGUST 26, 2019).

**\*\* COMMISSIONER FEDELE SECONDED THE MOTION.**

**\*\* MOTION PASSED UNANIMOUSLY.**

(19-34) 1162-1216 Stratford Ave. – Petition of Stratford Avenue Development, LLC – Seeking a special permit and site plan review to permit the development of the East End Civic Block consisting of mixed-use retail and commercial development in an OR-G zone.

**\*\* COMMISSIONER MORTON MADE MOTION TO APPROVE AGENDA ITEM 19-34) 1162-1216 Stratford Ave. – PETITION OF STRATFORD AVENUE DEVELOPMENT, LLC – SEEKING A SPECIAL PERMIT AND SITE PLAN REVIEW TO PERMIT THE DEVELOPMENT OF THE EAST END CIVIC BLOCK CONSISTING OF MIXED-USE RETAIL AND COMMERCIAL DEVELOPMENT IN AN OR-G ZONE WITH THE FOLLOWING CONDITION:**

1. THE DEVELOPMENT OF THE “CIVIC BLOCK” SHALL BE IN STRICT ACCORD WITH THE PLAN SUBMITTED AND APPROVED BY THE COMMISSION.

**FOR THE FOLLOWING REASONS:**

1. THE REDEVELOPMENT OF THIS APPROVAL WILL BE A VAST IMPROVEMENT TO THE NEIGHBORHOOD AND HOPEFULLY A CATALYST FOR FUTURE EAST SIDE DEVELOPMENT.
2. THE PROJECT AS APPROVED COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5 AND SPECIAL PERMIT STANDARDS OF SEC. 14-4-4.

**This special permit approval as required under Sec. 14-4-5 of the Zoning Regulations of the City of Bridgeport, CT shall both expire on July 1, 2020.**

**\*\* COMMISSIONER GRAVINA SECONDED THE MOTION.  
\*\* MOTION PASSED UNANIMOUSLY.**

**(19-35) 135 Washington Ave. – Petition of 135 Washington Ave Bridgeport, LLC  
– Seeking a special permit and site plan review to permit the conversion of the  
existing mixed-use building into a 5-unit apartment dwelling in an R-C zone.**

**\*\* COMMISSIONER MORTON MADE MOTION TO DEFER AGENDA ITEM (19-  
35) 135 WASHINGTON AVE. – PETITION OF 135 WASHINGTON AVE  
BRIDGEPORT, LLC – SEEKING A SPECIAL PERMIT AND SITE PLAN  
REVIEW TO PERMIT THE CONVERSION OF THE EXISTING MIXED-USE  
BUILDING INTO A 5-UNIT APARTMENT DWELLING IN AN R-C ZONE TO  
JULY 29, 2019.**

**\*\* COMMISSIONER GRAVINA SECONDED THE MOTION.  
\*\* MOTION PASSED UNANIMOUSLY.**

**(19-36) RE: 20 Johnson Street Seeking a modification of the approved plan  
of development to permit the change of exterior materials to the proposed  
apartment complex in an NCVD zone.**

**\*\* COMMISSIONER MORTON MADE MOTION TO DEFER AGENDA ITEM 19-  
36 RE: 20 JOHNSON STREET SEEKING A MODIFICATION OF THE  
APPROVED PLAN OF DEVELOPMENT TO PERMIT THE CHANGE OF  
EXTERIOR MATERIALS TO THE PROPOSED APARTMENT COMPLEX IN AN  
NCVD ZONE TO JULY 29, 2019.**

**\*\* COMMISSIONER GRAVINA SECONDED THE MOTION.  
\*\* MOTION PASSED UNANIMOUSLY.**

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

There were no items to consider at this time.

**APPROVAL OF MINUTES**

**\*\* COMMISSIONER FEDELE MADE MOTION TO APPROVE THE MAY 28, MINUTES.  
\*\* COMMISSIONER MORTON SECONDED THE MOTION.  
\*\* MOTION TO APPROVE THE MAY 28, MINUTES AS SUBMITTED PASSED UNANIMOUSLY.**

**ADJOURNMENT**

**\*\* COMMISSIONER FEDELE MADE MOTION TO ADJOURN  
\*\* COMMISSIONER MORTON SECONDED THE MOTION  
\*\* MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 10:35 p.m.

Respectfully submitted,

S. L. Soltes  
Telesco Secretarial Services