



**CITY OF BRIDGEPORT
PLANNING AND ZONING COMMISSION
REGULAR MEETING
JULY 29, 2019**

45 Lyon Terrace,
Room 210
Bridgeport, CT 06604
(203) 576-7217 Phone
(203) 576-7213 Fax

ATTENDANCE: Mel Riley, Acting Chair; Anne Pappas Phillips, Acting Secretary; Cesar Augusto Cordero, Thomas Fedele, Robert J. Filotei, Carlos Moreno, Robert L. Morton, Reginald Walker

STAFF: Dennis Buckley, Planning and Zoning; Paul Boucher, Planning and Zoning; Atty. Russell Liskov, City Attorney's Office

CALL TO ORDER.

Commissioner Riley called the meeting to order at 6:30 p.m. He then introduced the Commissioners seated and reviewed the hearing protocols with those present. A quorum was present.

CITY BUSINESS

(19-44) 8-24 Referral – Petition of the City of Bridgeport Office of Planning & Economic Development (OPED) – Requesting a favorable recommendation to the City Council regarding the disposition of five (5) city own parcels of property situated in various zones. (237 Griffin St., 55 Cannon St., 482 Kossuth St., 27 Polk St. and 31 Polk St.)

Mr. Max Perez, the Senior Planning Officer from the Office of Planning & Economic Development, came forward and asked for a favorable recommendation to dispose of the various properties located at 237 Griffin St., 55 Cannon St., 482 Kossuth St., 27 Polk St. and 31 Polk St. at their appraised values.

Commissioner Morton pointed out that 237 Griffin Street was actually 237 Griffin Avenue. Mr. Perez agreed and explained that it was a small triangle of land where the stop sign was on the corner. The abutter is interested in purchasing the sliver of land and paying taxes on it. It is not a buildable lot.

Commissioner Riley asked how an appraisal is done on this type of parcel. Mr. Perez stated that he hires a professional appraiser to assign a value. Discussion followed.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the referrals for disposition. No one came forward. He then asked if there was anyone present who wished to speak in opposition to the referral.

Council Member Rosaline Roman-Christy came forward and said that the parcels located on Polk were vacant lots. She said that she wanted to make sure that the lots were not sold to become dumping areas. There have been so many lots in her district that are blighted. She said that she wanted to see conditions put on the sale. Commissioner Riley explained that the Planning and Zoning Commission can only make a favorable recommendation or not recommend the sale to the City Council. The Council has the final authority and the conditions of the sale would be handled through the Council.

Commissioner Riley then asked if there was anyone else present who wished to speak in opposition to the referral. Hearing none, he then closed the hearing on Agenda Item 19-44.

(19-39) Text Amendment – Petition of the City of Bridgeport Office of Planning & Economic Development (OPED) – Seeking to amend the City of Bridgeport Zoning Regulations by adding the new section 4-10-3 to address the building orientation on lots in all zones.

Ms. Lynn Haig, the Director of Planning for the City of Bridgeport came forward and said that one of the issues that her department has come across is that there are no city wide design standards. Recently, the department has introduced these in the commercial zones, but they are not standardized through out. Occasionally, people will attempt to design a building with the side along the street frontage. The goal is to develop street activity and have the buildings look nice along the street rather than having the side of building that does not interact with the street.

The amendment proposal seeks to address this issue until city wide design standards are implemented. This will require the front doors facing the street, rather than the parking lot. If the building faces the street, the door should face the street. Discussion followed.

Ms. Haig pointed out that there will be exceptions to every rule. Commissioner Riley said that the buildings might have a front door, but the major access might be from the parking lot.

Commissioner Riley asked about the status of the current comprehensive revision. Ms. Haig said that they were about a week or so away from the signatures on the contract and the consultant believes that it will take about 20 months or so for the project to be completed.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the text amendment. No one came forward. He then asked if there was anyone present who wished to speak in opposition to the amendment. Hearing none, he then closed the hearing on Agenda Item 19-39.

(19-40) Text Amendment – Petition of the City of Bridgeport Office of Planning & Economic Development (OPED) – Seeking to amend the City of Bridgeport Zoning Regulations by adding the new section 11-1-7 to address street level parking and a new definition of acceptable space.

Ms. Lynn Haig, the Director of Planning for the City of Bridgeport came forward and said that keeping with the same theme of activating the street frontage and activity, the goal is to remove surface parking lots on the main streets. There have been several different proposals that would put the building up on stilts with surface parking on the site. This does not activate the street frontage and the department is discouraging this type of design.

This proposal requires that there be occupy-able space at the main street frontage. The rear of the building would be available for surface parking. She then gave a brief summary of possible ways to do this.

Commissioner Morton said that this would make sense from a design standpoint, but the developer would have to now design an elevated. Ms. Haig said that there had been developers who had proposed that type of design without the department asking them to do so. They want to achieve the same thing that the department wants to, also. In other cases, there have been developers claim that it was a hardship. Then the department has to decide if the City's standards are not proper or if the developer is trying to build too much on the site. It is a balancing act.

Commissioner Riley asked if there were exceptions for certain buildings in flood zones. Ms. Haig said that it was understood that in the flood zones, the structures have to be raised a certain amount. That height requirement might actually be the first floor in certain locations in the South End. There is no way around that.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the text amendment. No one came forward. He then asked if there was anyone present who wished to speak in opposition to the amendment. Hearing none, he then closed the hearing on Agenda Item 19-40.

CONTINUED BUSINESS

C-1 (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.

One of the Commissioners stated that he had reviewed the audio tapes from the last meeting since he was not present at the meeting. Mr. Boucher confirmed that this was so.

Atty. Charles Willinger, the principle in the offices of Willinger, Willinger and Bucci, which is located in Bridgeport. He said that he was representing the petitioner of 580-582 North Avenue, Mr. Eddie Jamal.

Atty. Willinger said that he would like to address the Commission regarding a new plan involving an item that does not involve the convenience store. However, Atty. Willinger said that he would like to submit this plan to the Commission at this meeting. Last week, Atty. Willinger's office hand delivered a copy of these plans to Atty. Green, who is in opposition to the application.

Commissioner Riley stated that the Commissioners had not had a chance to review the new submission. Atty. Willinger stated that the change has nothing to do with the current application. Commissioner Riley said that the Commission would automatically continue any changes submitted at meetings. Atty. Willinger disagreed. Commissioner Riley said that this was a matter of discipline and that submissions at meetings put the Commissioners on the spot. Atty. Willinger said that the submission had to do with a reduction of the size of the canopy and had nothing to do with the convenience store.

Commissioner Riley replied that he had discussed it with the City Attorney. This would discipline people and teach them not to throw things at the Commission at the last minute. He added that this matter would be appealed and he was uncomfortable moving forward with changes.

Atty. Willinger pointed out that since the opposition already has the material, Atty. Green won't complain. Commissioner Riley said that he would still continue the item. Atty. Willinger pointed out that this application had already been continued twice. Commissioner Riley said that he would then recommend that the item be turned down and stated it would either be continued or defeated at this meeting.

Atty. Willinger said that the only change was that they would be reducing the size of the canopy, which is now 16 feet long and 24 feet high. They raised it 4 feet. That is the only change. It has nothing to do with the special permit for the convenience store. Atty. Willinger asked if this was a final decision. Commissioner Riley said that they did not want to keep this to keep happening because the Commissioners did not have a chance to review the material, so this was his decision. Atty. Willinger said that he would see the Commission next month.

C-2 (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. Christopher Russo of Russo and Rizio LLC came forward and greeted the Commission. He said that he was representing the application at 141 Anchorage Drive. The item was continued to address comments from Mr. John Gaucher of the Office of Long Island Programs. The building is a single family dwelling located on the water and subject to Coastal Site Plan review. There were some issues that required further discussion and copies of the final decisions from Mr. Gaucher were sent. Commissioner Riley confirmed that they had received those documents.

Atty. Russo then reviewed the concerns with the Commissioners about the repair of a wall and a stone patio that slightly encroaches on the flood zone. There was an additional concern about a wall that was not actually located on the property at 141 Anchorage Drive. This issue is not part of the application and will be handled by a separate application.

Atty. Russo then said that he would be happy to answer any questions. Chairman Riley said that the Commission had been waiting on the final decision from Mr. Gaucher.

Commissioner Phillips said that the letter from Mr. Gaucher was dated July 25, 2019 to Ms. Blackwell, Mr. Buckley, Atty. Rizio, and [inaudible] concerning 141 Anchorage Drive. She then read the following text into the record:

Dennis,

This email is to revise and extend my prior comments submitted in a July 22nd, 2019 email regarding the above reference proposal as a result of receiving additional information from the applicant. Rather than “delay plans to reconstruct the dilapidated rock wall along the shoreline”, it is my understanding that the applicant is proposing to rebuild the shoreline wall in kind dimensions but that the details of the design of the wall will be coordinated with Bridgeport Engineering Department staff and DEEP staff. This is an acceptable approach from a Coastal Site Plan Review perspective. Please note that any design or modification that would render a proposed wall consistent with the definition of a shoreline flood and erosion control structure, such design would require a new Coastal Site Plan Review.

The revised location of the VE/AE zone flood hazard area touches the proposed patio near the northwest corner of the proposed dwelling. The new flood zone location places the proposed structure in both the AE and VE zones which require the dwelling to be elevated on piles to meet the standards of the more restrictive VE zone. In speaking with the applicant’s consultant, the patio will be reconfigured such that no portion of the patio lies within the VE zone.

Finally, the Department intends to issue a notice of non-compliance regarding the rock wall and fill that constructed without the required State and local

authorizations. The applicant's consultant has been in contact with the Department enforcement staff to begin discussing the issue. We appreciate the applicant has taken pro-active measures to work with the enforcement staff towards restoring the site as new to its pre-construction condition. However, we always recommend that for sites with current, unauthorized structures, we recommend that any approval of the underlying Coastal Site Plan Review include a condition requiring that the violation be resolved prior to the issuance of the Certificate of Occupancy.

Please let me know if you have any questions or if you need any additional information.

John Gaucher
Environmental Analysis
Land and Water Resource Division
Bureau of Water Protection and Land Reuse
79 Elm Street, Hartford, CT 06106

Commissioner Riley asked if there was anyone present who wished to speak in favor of the item. No one came forward. He then asked if there was anyone present who wished to speak in opposition to the item. Hearing none, he then closed the hearing on Agenda Item C-2 (19-30) 141 Anchorage Drive.

DEFERRED BUSINESS

D-1 (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 building in an R-C zone.

Atty. Christopher Russo of Russo and Rizio LLC came forward and greeted the Commission. He said that he was representing the application at 135 Washington Avenue. He said that the property has a long history and originally was a six family dwelling and later reduced to a five family dwelling with an office in the 1980's. The applicant wishes to restore it because it needs significant amount of work.

Atty. Russo said that his client owns the property at 134 Washington Avenue, which is directly across the street. They totally restored the building and want to do the same thing across the street. He indicated where the entrances and other key features on a site plan along with photographs of the building and the six existing meters.

Atty. Russo said that the applicant had received ZBA approval for a number of future improvements, including new sidewalks, new fencing and other landscaping details.

Atty. Russo said that the applicant had done Renaissance Plaza, 114 Washington Terrace where Continuum of Care is located and also worked with Bridgeport Neighborhood Trust.

Atty. Russo said that he would be happy to answer any questions. He noted that that the building had a total of seven bedrooms – two units with two bedrooms, and three single bedroom units – with nine parking spaces.

Commissioner Riley asked if they would be market value rentals. Atty. Russo said that they would be and added that the property across the street had been very successful in terms of unit rentals.

Atty. Russo was asked if it would be a rooming house. He said that it would not be a rooming house, but a five family dwelling. Atty. Russo said that he had a letter of support from a neighbor who had heard about all the improvements in the neighborhood.

The Commissioners wished to know if the Hollow's NRZ has been contacted. Atty. Russo said that they had not contacted them because he thinks the property is located just outside of the Hollow. Discussion followed about the area that comprises the Hollow NRZ. He added that he felt the NRZ would be pleased that the property was being taken care of and that the density was not a problem.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the item. No one came forward. He then asked if there was anyone present who wished to speak in opposition to the item. Hearing none, he then closed the hearing on Agenda Item D-1 (19-35) 135 Washington Avenue.

D-2 (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 the NCVD zone.

Commissioner Phillips announced that the application for 20 Johnson Street had been withdrawn.

NEW BUSINESS

(19-41) 800 Union Ave. – Petition of Greater Bridgeport Community Enterprises, Inc – Seeking a special permit and a site plan review to establish a mattress recycling business with a new loading dock facility and an employee parking lot in an I-L and R-C zone.

Ms. Adrienne Farrar Houël who is President and CEO of the Greater Bridgeport Community Enterprises, Inc. (GBCE) came forward and submitted the green mailing receipts for the record. She said her request was to change the location of the business from 459 Iranistan Avenue to 800 Union Avenue on the East End. She said that they had

received approval back when they moved into Iranistan Avenue but now they need space because the business is growing. This will increase the space fro 14,000 square feet to approximately 22, 000 square feet.

Ms. Farrar Houël gave an overview of the currently operation that involve recycling mattresses. She distributed brochures regarding the organization to the Commissioners. They are a non-profit 501(c)3 and they have been operating the mattress facility since 2015. The State of Connecticut passed a law regarding the recycling of mattress in 2015. When people purchase a new mattress, there is a recycling fee attached and that fee is used for the deconstruction of the used mattresses. 209,000 mattresses have been deconstructed by the facility, mostly from western Connecticut, but also have received shipments from the Bronx, the Bronx and Westchester.

This is a Social Impact Venture, which employs people who have difficulty getting employment. 95% of the employees come from the Second Chance community. The goal is get them training, benefits and help them move forward with their lives. There is a contract with the Mattress Recycling Council that manages the law in Connecticut. Most of the employees come from Bridgeport and are minorities. Once the move is completed, Ms. Farrar Houël said that she expected more East End residents will come to work for the group.

Commissioner Riley asked how many employees there were. Ms. Farrar Houël said there were 20. He then asked how many more employees they expected to have. She said that they would like to employ 25 within the next year. The objective is to get to 100,000 units a year. Last year, they accomplished 68,000 and this year they appear to be on track to process 75,000 by the end of the year. The more up cycling they can do, the more the sales increase and the more jobs they can offer the community.

Ms. Farrar Houël then spoke about how they were able to secure CDBG funds for the metal crusher and how that increased their productivity.

Commissioner Phillips asked whether the revenue generated from the metal crusher was reinvested in the business. Ms. Farrar Houël said that 70% of the revenues went to personnel and payroll.

One of the Commissioners asked why Ms. Farrar Houël was present. Normally, the Commission reviews site plans.

Ms. Farrar Houël reviewed the details of the current layout and how the new space would be laid out if they received approval. She confirmed that all the recycling activities take place within the building and gave an overview of the details. Ms. Farrar Houël noted that there was someone in opposition to the plan because the street was not drawn on the site plan. The same individual had objected for the same reason at the ZBA meeting. The engineer will address this.

Ms. Farrar Houël then spoke about the green space on the site and mentioned a volley ball court.

She was asked what the hours of operation were. She said that they opened at 7:00 a.m. and closed at 3:00 p.m., but there were some times when they opened at 6:00 a.m. for special reasons.

One of the Commissioners asked if they were leasing the space or purchasing it. Ms. Farrar Houël said that they were leasing it. The building is 177,000 square feet and GBCE will only be leasing 22,000 square feet.

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

Council Member Eneida Martinez came forward and said that she was the Council representative for the East End. Council Member Martinez said that while she was in favor of the project, but would like the record to reflect is that they had spoken with Ms. Farrar Houël about the fact that they would be utilizing Williston – Seaview to Williston to Union. She said that they were totally against the trucks coming down Stratford Avenue and turning down Union because it could be a safety issue for the students en route to and from school. Council Member Martinez said that she just wanted to apply that to the record. However, they are totally in favor of the project and have no issues with GBCE. There have been issues in the past with trucks and the children.

Ms. Debbie Sims, the Vice President of the East End NRZ, came forward and said that the NRZ was in full support of the project. They appreciate all the time and effort that has been put in to this. They are excited about the potential jobs and opportunities that this will bring to East End.

Council Member Ernest Newton, who lives on 190 Reid Street, came forward and thanked the Commission because the first time that the application came to the Commission, it was approved with conditions. Now the Commission is listening to the conditions. This is a good opportunity to create jobs. Council Member Newton has sent many people to Ms. Farrar Houël for job opportunities and training. Everyone that they had sent to be hire had been from the East End and they were given the opportunity to work.

Council Member Newton said that when the trucks get off the Interstate, they can go down Seaview and take Williston. They may have to put up signs that say “No Trucks” to prevent people from making a mistake on Stratford Avenue.

He thanked the Commission for their time and asked for their support.

Mr. Jeff Bishop of the Bridgeport Regional Business Council (BRBC) and the Chamber of Commerce. He said he does business recruitment and business retention in the City. He said that they love to see companies grow in Bridgeport area and they have been watching Park City Green. They are a great corporate citizen, and they create jobs in the community. The BRBC just celebrated their 145th year in the City and they love seeing companies like Park City Green succeed and create jobs. This also gives those in the Second Chance participants an opportunity. There are over 650 BRBC members in the Greater Bridgeport area. The BRBC fully endorses this project moving to Union Avenue and the great work that Ms. Farrar Houël does with Park City Green.

Mr. Christian Bernard came forward and said he works at Next Step Generation. He said that his firm manages the facility at 800 Union Avenue. They are a New York Company that has moved into Connecticut. They build communities and Ms. Farrar Houël is a perfect candidate as a cornerstone. In the Bronx, they were able to turn an area of a few blocks into a charter schools, housing and a natural supermarket. The goal is to help people do business and move forward. He asked that they approve the request.

Ms. Farrar Houël said that she would like to enter into the record a letter from Pastor Kenneth Moales who is the Pastor of the Cathedral of the Holy Spirit, located diagonally across the street from the Union Avenue property. Pastor Moales established the long time presence they have had in the area along with the 300 volunteers that have worked with him in different ministry programs over the years. The Cathedral is celebrating their 50th year. She then read the following into the record:

This letter of intent is to support Park City Green which is our division that does the mattress recycling, which is a not for profit mattress deconstruction materials recycling venture, the only one of its kind in the Northeast. Since its opening in June of 2012, the company has increased significantly and has outgrown its current location and desires to utilize space in the former Moore Tool Building on Union Avenue. We know that Park City Green is a sustainable business, taking apart mattresses and recycling the metal, foam, cotton and wood. Park City Green hires Second Chance community members and other low income, unemployed local residents, offering them a way to become economically self-sufficient, support their families, and discontinue public benefits. Park City Green's saves municipalities their mattress disposal costs, helping cash strapped cities and towns save money. We have discussed their utilization space and any concerns with traffic. We are in support of this company and trust you will give a favorable response to their request for relocating.

Ms. Farrar Houël said that she would like to enter this into the record with Mr. Boucher. She added that the company had rerouted the truck traffic through a light industrial zone in order to have access. She then reviewed the details of the plans with the Commissioners.

Commissioner Riley then asked if there was anyone present who wished to speak in opposition to the item. Hearing none, he then closed the hearing on Agenda Item (19-41) 800 Union Ave.

(19-43) 55 Henderson St. – Petition of Boston Hill Development, LLC – Seeking a site plan review and to subdivide the existing 17,834-sq.ft. parcel of property into three (3) nonconforming lots in an R-A zone.

Atty. Christopher Russo of Russo and Rizio LLC came forward and greeted the Commission. He stated that he was representing the applicant. He explained that they are requesting three subdivisions on a property in an RA zone. In 2006, the property received variance to reduce the lot sizes for these three subdivisions that were appropriated recorded. He then reviewed where the parcels were located. Lot A has frontage on Lakeview Avenue and Lots B and C have frontage on Henderson Street. Atty. Russo then indicated where the lots were located on the overhead map. The new lots would mimic what already exists in the neighborhood. The applicant would like to move forward with his projects.

Commissioner Riley asked why the applicant was before the Commission since they already had the variance. Atty. Russo said that he was not sure why, but a different owner had made the original variance application. Since then, the property has become blighted. As long as the proposed projects are conforming, the developments can move forward.

Commissioner Phillips said that the Engineering Report said that they were only focused on the site plan. She asked if they intended to comply with the standard four requirements for a site plan. Atty. Russo said that they were intending to do so. He added that if they had plans for a single family home, they would have to submit the plans. Commissioner Phillips asked for confirmation that this application was strictly for the subdivision and not any kind of construction. Atty. Russo said that they had not submitted any plans or applications for homes. The application is only for subdivision.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the item. No one came forward. He then asked if there was anyone present who wished to speak in opposition to the item.

Ms. Chapel who lives at 53 Henderson Street came forward and said that she had purchased her home four months ago. She said that she did not know that they were supposed to be building multiple two or three family houses. Commissioner Riley explained that only single family houses are allowed in an RA zone. He added that the attorney was just requesting a subdivision.

Mr. Ed Griffin of 23 Henderson Street, came forward and said that many of the neighbors were opposed to this because the lot is not big enough to have three single

family homes on it. He said that the only time they come to clean up the property is when there is going to be a hearing. It is allowed to become very overgrown and then it is mowed and cleaned up before the hearings. He has lived there 13 years and seen this happen time and again. Mr. Griffin added that because one of the properties is on the corner, they will be required to have sidewalks, which will reduce the size of the property. Otherwise there will be kids running around in the road. Mr. Griffin asked where the driveway would be. The owners are only thinking about what they want to do with the properties, not anyone else. This is not fair to the neighbors. They don't have a problem with putting in two houses because the properties will have enough space, but three properties are far too many. The big lot was cleaned out two days ago, but the smaller lot which is behind a neighbor's house has very high grass because it can't be seen from the street. They clean up the property and then walk away. When the previous building was demolished, there was a home heating oil tank underneath the porch that leaked. They stopped construction because of that and no one ever cleaned up the mess. Mr. Griffin wanted to know who was going to take responsibility for that contaminated oil clean up. There are children in the neighborhood and they could be affected by that.

Council Member Rosalina Roman-Christy came forward and said she lived at 137 Yarmouth Drive. She said that the application was for a subdivision into three non-conforming lots. She said that it was approved back in 2006. Commission Riley said that the Zoning Board of Appeals granted a variance for the parcel to be subdivided into three lots. She asked if they had taken into consideration Section 4-12-2 of the Zoning Regulations as well as 4-12-5 a & b about non-conforming lots. She said that the regulations did not allow the subdivision of the property into non-conforming lots. She then requested that this application be denied because the parcel should not be subdivided into non-conforming lots.

Council Member Rosalina Roman-Christy pointed out that there is a drainage issue in that area. The size of the lots will be too small for three single family homes.

Mr. Griffin asked if he could show the Commission some photos. Commissioner Riley consulted with the Associate City Attorney. Commissioner Riley stated that he did not want to set any precedents but would allow Mr. Griffin to show the photos. Mr. Griffin then showed the Commission a photograph of what the property normally looks like and stated that it was not possible to walk onto the property.

Atty. Russo came forward for rebuttal. He stated that the variances were recorded on the land records and the owner wishes to subdivide the property into three lots. The variances run with the land. Commissioner Phillips pointed out that this was 13 years ago. She then asked why Atty. Russo was present. Atty. Russo explained that the variance was to reduce the required lot size and allow non-conforming lots, as required by the regulations. It has not been developed since then because there were different owners. The subdivision will allow the development of the property.

Atty. Russo said that there had been concerns expressed that the size of the lots were not consistent with the neighborhood. However, there are two properties on Henderson Street that are small established lots. There is also a two family on Lakeview Avenue. His client is simply looking to complete the subdivision. There is no plan for houses at this time. Any house that would need a variance would first go to ZBA and go back to the P&Z for final approval.

Commissioner Riley then closed the hearing on Agenda Item (19-43) 55 Henderson St.

This concluded the Public Hearing Session portion of the meeting.

DECISION SESSION

19-44 RE: 8-24 REFERRAL – Requesting under Sec. 8-24 of the Connecticut General Statute, a favorable recommendation to the City Council regarding the sale of city own property. (237 Griffin St., 55 Cannon St., 482 Kossuth St., 27 Polk St. and 31 Polk St.)

**** COMMISSIONER MORTON MOVED TO GIVE A FAVORABLE RECOMMENDATION TO THE CITY COMMON COUNCIL REGARDING : AGENDA ITEM 19-44 RE: 8-24 REFERRAL – REQUESTING UNDER SEC. 8-24 OF THE CONNECTICUT GENERAL STATUTE, A FAVORABLE RECOMMENDATION TO THE CITY COUNCIL REGARDING THE SALE OF CITY OWN PROPERTY. (237 GRIFFIN ST., 55 CANNON ST., 482 KOSSUTH ST., 27 POLK ST. AND 31 POLK ST.)**

**** COMMISSIONER PHILLIPS SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

19-39 RE: TEXT AMENDMENT – Seeking to amend the City of Bridgeport Zoning Regulations by adding the new section 4-10-3 to address the building orientation on lots in all zones.

**** COMMISSIONER WALKER MOVED TO APPROVE AGENDA ITEM 19-39 RE: TEXT AMENDMENT – SEEKING TO AMEND THE CITY OF BRIDGEPORT ZONING REGULATIONS BY ADDING THE NEW SECTION 4-10-3 TO ADDRESS THE BUILDING ORIENTATION ON LOTS IN ALL ZONES EFFECTIVE AUGUST 5, 2019.**

**** COMMISSIONER MORTON SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

19-40 RE: TEXT AMENDMENT – Seeking to amend the City of Bridgeport Zoning Regulations by adding the new section 11-1-7 to address street level parking and a new definition of acceptable space.

**** COMMISSIONER MORTON MOVED TO APPROVE AGENDA ITEM 19-40 RE: TEXT AMENDMENT – SEEKING TO AMEND THE CITY OF BRIDGEPORT ZONING REGULATIONS BY ADDING THE NEW SECTION 11-1-7 TO ADDRESS STREET LEVEL PARKING AND A NEW DEFINITION OF ACCEPTABLE SPACE, EFFECTIVE AUGUST 5, 2019.**

**** COMMISSIONER PHILLIPS SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

C-1 (19-24) RE: 580 – 582 NORTH AVENUE – 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.

There was a discussion regarding the fact that this application has dragged on for so long. Atty. Liskov pointed out that the appeal courts judges look to insure that due process was observed. Commissioner Riley said that from now on, anyone that comes in with new plans will know their application will be continued.

**** COMMISSIONER MORTON MOVED TO CONTINUE AGENDA ITEM C-1 (19-24) RE: 580 – 582 NORTH AVENUE – 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 FOR A 3RD TIME TO AUGUST 26, 2019**

**** COMMISSIONER WALKER SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

C-2 (19-30) RE: 141 ANCHORAGE DRIVE – 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 FILOTEI MOVED TO APPROVE AGENDA ITEM C-2 (19-30) RE: 141 ANCHORAGE DRIVE – 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 WITH THE FOLLOWING CONDITIONS:**

1. THE EAST SHORELINE WALL SHALL BE REBUILT IN-KIND AND THE DESIGN DETAILS OF THE WALL SHALL BE COORDINATED WITH THE CITY OF BRIDGEPORT’S ENGINEER DEPARTMENT AND THE STATE OF CT DEEP.

2. THE NORTH SIDE PATIO SHALL BE RE-CONFIGURED AS SUCH THAT NO PORTION OF THE PATIO LIES WITHIN THE VE ZONE.

**** COMMISSIONER PHILLIPS SECONDED.
** THE MOTION PASSED UNANIMOUSLY.**

***This coastal site plan approval, as required under Sec. 14-3-4 of the Zoning Regulations of the City of Bridgeport, CT shall expire on August 5, 2020.**

D-1 (19-35) RE: 135 WASHINGTON AVENUE – 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 MOVED TO APPROVE AGENDA ITEM D-1 (19-35) RE: 135 WASHINGTON AVENUE – 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 FOR THE FOLLOWING REASONS:**

- 1. COMPLIES WITH THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT.**
- 2. NO ADVERSE IMPACTS TO THE NEIGHBORHOOD.**

**** COMMISSIONER WALKER SECONDED.
** THE 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 expire August 5, 2020.**

D-2 (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.

Withdrawn, no action was taken.

19-41 RE: 800 UNION AVENUE – Seeking a *special permit and a site plan review to establish a mattress recycling business with a new loading dock facility and an employee parking lot in an I-L and R-C zone.

**** COMMISSIONER CORDERO MOVED TO APPROVE AGENDA ITEM 19-41 RE: 800 UNION AVENUE – SEEKING A *SPECIAL PERMIT AND A SITE PLAN REVIEW TO ESTABLISH A MATTRESS RECYCLING BUSINESS**

WITH A NEW LOADING DOCK FACILITY AND AN EMPLOYEE PARKING LOT IN AN I-L AND R-C ZONE WITH THE FOLLOWING CONDITION:

1. PLANS SHALL BE REVISED TO ADDRESS THE CITY OF BRIDGEPORT ENGINEER'S COMMENTS IN HIS LETTER DATED JULY 16, 2019.

FOR THE FOLLOWING REASONS:

- 1. COMPLIES WITH THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT.**
- 2. THE PROPOSED BUSINESS DOES NOT LOWER PROPERTY VALUES.**
- 3. THE BUSINESS IS LOCATED IN AN INDUSTRIAL ZONE.**
- 4. THE BUSINESS WILL PROVIDE EMPLOYMENT OPPORTUNITY FOR AREA RESIDENTS.**

**** COMMISSIONER MORTON SECONDED.**

**** THE 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 expire August 5, 2020.**

19-43 RE: 55 HENDERSON STREET – Seeking a site plan review and to subdivide the existing 17,834-sq.ft. parcel of property into three (3) nonconforming lots in an R-A zone.

Atty. Liskov pointed out that the variances had already been approved and this was an administrative issue. Any improvement will require the applicant to come back before the Planning and Zoning Commission.

**** COMMISSIONER PHILLIPS MOVED TO APPROVE AGENDA ITEM 19-43 RE: 55 HENDERSON STREET – SEEKING A SITE PLAN REVIEW AND TO SUBDIVIDE THE EXISTING 17,834-SQ.FT. PARCEL OF PROPERTY INTO THREE (3) NONCONFORMING LOTS IN AN R-A ZONE.**

**** COMMISSIONER CORDERO SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

APPROVAL OF MINUTES

Minutes of June 24, 2019 – Present: Acting Chair, Melville Riley. Commissioners: Robert Morton, Robert Filotei, Cesar Cordero, Arturo Gravina and Tom Fedele; Staff: Dennis Buckley, Zoning Official; Office of the City Attorney: Mike Jankowski

Commissioner Riley said that the minutes were unacceptable and would be returned to the Secretarial Service for revisions.

CONSENT AGENDA OR OTHER BUSINESS

(CA-1) RE: 3115, 3129, 3135 FAIRFIELD AVENUE & 704 COURTLAND AVENUE – Seeking a fifth 1-year extension of time of an approved coastal site plan review to permit the construction of a 4-story, 43-unit apartment building originally approved by the Planning & Zoning Commission on November 24, 2014.

**** COMMISSIONER MORTON MOVED TO DENY THE REQUEST FOR AGENDA ITEM (CA-1) RE: 3115, 3129, 3135 FAIRFIELD AVENUE & 704 COURTLAND AVENUE – SEEKING A FIFTH 1-YEAR EXTENSION OF TIME OF AN APPROVED COASTAL SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 4-STORY, 43-UNIT APARTMENT BUILDING ORIGINALLY APPROVED BY THE PLANNING & ZONING COMMISSION ON NOVEMBER 24, 2014.**

**** COMMISSIONER PHILLIPS SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

Coastal site plan review extensions of Sec. 14-4-6 of the City of Bridgeport Zoning Regulations cannot exceed four (4) extensions of time.

The 4th extension of the coastal site plan review approval for the above referenced project expires September 11, 2019. Unless the project commences prior to that date you will need to seek a new approval of a coastal site plan review.

(CA-2) RE: 567 SEAVIEW AVENUE – Seeking a fourth 1-year extension of time of an approved coastal site plan review to permit the construction of a ferry terminal & dock, retail/office building and a marine repair facility originally approved by the Planning & Zoning Commission on August 31, 2015.

**** COMMISSIONER PHILLIPS MOVED TO DENY AGENDA ITEM (CA-2) RE: 567 SEAVIEW AVENUE – SEEKING A FOURTH 1-YEAR EXTENSION OF TIME OF AN APPROVED COASTAL SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A FERRY TERMINAL & DOCK, RETAIL/OFFICE BUILDING AND A MARINE REPAIR FACILITY ORIGINALLY APPROVED BY THE PLANNING & ZONING COMMISSION ON AUGUST 31, 2015.**

**** COMMISSIONER WALKER SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

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

There was no additional business for the Commission at this time.

ADJOURNMENT

- ** COMMISSIONER PHILLIPS MOVED TO ADJOURN.**
- ** COMMISSIONER FEDELE SECONDED.**
- ** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at _____ p.m.

Respectfully submitted,

Sharon L. Soltes
Telesco Secretarial Services