



**CITY OF BRIDGEPORT  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
NOVEMBER 25, 2019**

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

**ATTENDANCE:** Mel Riley, Acting Chair; Reggie Walker, Acting Secretary; Cesar Augusto Cordero, Thomas R. Fedele, Robert J. Filotei, Arturo R. Gravina-Hernandez, Robert L. Morton

**STAFF:** Dennis Buckley, Planning and Zoning; Atty. Russell Liskov, City Attorney's Office; Nicholas Sampieri, Zoning Inspector

**CALL TO ORDER.**

Commissioner Riley called the meeting to order at 6:31p.m. He introduced the Commissioners seated.

Commissioner Riley stated that Agenda Item T-1 (19-53) 580-582 North Ave. – Petition of 580 North Avenue, LLC would be heard last.

**EXECUTIVE SESSION**

Atty. Liskov came forward and requested an Executive Session involving the Brookside Liquor Store.

**\*\* COMMISSIONER MORTON MOVED TO ENTER INTO EXECUTIVE SESSION REGARDING PENDING LITIGATION.**

**\*\* COMMISSIONER WALKER SECONDED.**

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

The Commissioners, Mr. Buckley and Atty. Liskov entered into Executive Session at 6:32 p.m. They returned from Executive Session at 6:44 p.m. No actions or votes were taken during Executive Session.

There was a brief discussion regarding whether Agenda Item (19-42) 1705 Fairfield Ave. – Petition of RJYZ Bridgeport, LLC could proceed due to the recent submission by the applicant of some new site plans.

Commissioner Riley said that the Commissioners had received lengthy comments from Mr. Gaucher of the Long Island Coastal Management about Agenda Items 19-57A 306

Canfield Avenue and Agenda Items 19-57B 872 Brewster Street. Atty. Rizio said that he had spoken with Mr. Gaucher earlier in the day and satisfied Mr. Gaucher's concerns.

### DEFERRED BUSINESS

**D-1 (19-52) 899 Main St. (aka 155 State St.) – Petition of Gerson A Muralles/Park City Downtown, LLC – Seeking an approval of location for a package store use and the issuance of a package store liquor permit in the existing commercial building in the DVD-CORE zone.**

Commissioner Riley said that the applicant had not picked up the required signage from the Zoning Office and the staff was not able to contact him. Due to this, the application could not be heard tonight.

### NEW BUSINESS

**(19-42) 1705 Fairfield Ave. – Petition of RJYZ Bridgeport, LLC – Seeking a special permit and a site plan review to permit construction of a 7,619-sq. ft. retail store in an I-L zone.**

Atty. Rizio of Russo & Rizio came forward and introduced himself. He said that Mr. Coris could not be present. He said that Mr. Coris had redone the old King Cole shopping center and revitalized it.

Commissioner Riley said that it was not the same project. He said that the Committee would not entertain any changes in the plans that the Commissioners did not receive in advance.

Atty. Rizio said that the plan shows the building and that the Economic Development had requested that the building be moved forward. The parcel is located in an Industrial zone. Atty. Rizio submitted nine photos of the parcel from various vantage points.

Some concerns about the access to the facility were expressed. Atty. Rizio noted that the applicant had gone before the ZBA and had gotten their application approved. He explained that Park City Charter School uses Mountain Grove as a driveway because they have no driveway or parking. The driveway on Mountain Grove would only be used for deliveries.

Commissioner Fedele said that his copy of the plans did not have the driveway listed as delivery only. Commissioner Riley said that they would have to continue the application. Atty. Rizio stated that he would waive the 60 day rule.

**(19-51) 595 Madison Ave. – Petition of Wakeman Memorial Association, Inc. d/b/a Wakeman Boys & Girls Club – Seeking a special permit and a site plan review to permit the construction of a 44,500 sq.-ft. community recreational and sports facility on the site of the former North End Boys & Girls Club in an R-B zone.**

Atty. Rizio came forward and submitted 9 photos of the parcel. He said that the proposed building would be used to provide services for the children of the City. He also distributed copies of an 8 page document that showed the exterior of the building. He said that there was parking available across the street in front of the jail, and also in the overflow lot for Central High School and at Kennedy Stadium. There is also a bus stop in front of the building.

The rear of the parcel is mostly rock and would be very expensive to remove. If the rock was removed, it would not provide enough additional parking for the facility.

Atty. Rizio then reviewed the details of the building and noted that the gym would be regulation size and could be sub-divided into six small half courts. The second floor that is not over the gym would be squash courts. The North End has been defunct for a long time. This would be a tremendous opportunity for the youth of the City.

The Wakeman Foundation has the funding for the facility and for its ongoing maintenance. Atty. Rizio then submitted copies of the Land Development Agreement and gave a brief summary of the agreement. He said that the applicant had gotten the variances that they needed granted.

Atty. Rizio said that he would respectfully request the Commission approve the application.

Commissioner Filotei said that the plans showed 42 spaces. Atty. Rizio said that there were 48 spaces including spaces for the vans to park.

Commissioner Riley asked about the Squash Educational group. Atty. Rizio said that while the chances of an inner city student getting a basketball scholarship are small but there is many more opportunities for squash scholarships.

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

Mr. Bill Coleman, the Deputy Director of OPED, came forward to confirm that the LDA was signed and duly executed.

Commissioner Riley asked if there was anyone present who wished to speak in opposition. Hearing none, Commissioner Riley closed the hearing on 595 Madison Avenue.

**(19-57A) 306 Canfield Ave. – Petition of Canfield Partners, LLC – Seeking a site plan review and a coastal site plan review to permit the construction of a 6-story, 230-unit apartment complex with associated on-site amenities and adequate off-street parking in an R-CC zone and coastal area.**

Atty. Rizio said that the plans had not changed due to Mr. Gaucher's concerns. Commissioner Riley asked if there was an email from Mr. Gaucher stating this. Atty. Rizio said that he had emailed Mr. Gaucher, but Mr. Gaucher responded verbally. Commissioner Riley said that the Commission wanted it in writing.

Atty. Rizio said that Mr. Gaucher had concerns about the property being in the flood plain. Atty. Rizio said that they had sent him a plan showing the parcel was not in the flood plain. There were also concerns about public access and keeping the bushes trimmed. Mr. Gaucher had also expressed that there was an unauthorized drainage pipe on the property. Atty. Rizio explained that the pipe was owned by the City.

Atty. Rizio then requested that 872 Brewster Street application be included with the Canfield Application because the parking for Brewster Street would be in Canfield parking garage but the properties do not abut.

A brief discussion followed about including Agenda Item (19-57B) in the presentation. Commissioner Walker then made the announcement for Agenda Item (19-57B).

**(19-57B) 872 Brewster St. – Petition of Canfield Partners, LLC – Seeking a site plan review and a coastal site plan review to permit the construction of a 5-story, 70-unit apartment building with adequate off-street parking at the parking garage on Canfield Avenue in an R-CC zone and coastal area.**

Atty. Rizio said that this was a five acre project and this would allow people to walk to the train station, and to Black Rock entertainment areas. He said that when the movies were there, all the customers would be released at the same time. He then reviewed details of the various units. These units will be market rate and there will be some handicapped units.

Mr. Mike Gallante came forward to speak about the traffic issues. he said that there were traffic studies done and reviewed the number of vehicles during peak times, along with the accident data that was available. He said that the growth chart included all the other projects that were underway or being planned for the area. The calculations between the "build" and "no build" traffic remained in the acceptable range.

Commissioner Filotei asked about having Canfield made a one way street away from the train street. Mr. Gallante said that it would simply shift the traffic onto Fairfield Avenue. He did not recommend doing that.

Atty. Rizio said that Spinnaker was the developer. He submitted a series of 12 photos and also an architectural drawing of the exterior of the building. He displayed a photo of the current public access. the public access has been blocked by a dumpster. The development will have a public access walkway to Ash Creek and the dumpster will be inside the parking garage.

Commissioner Fedele asked how many times the garbage would be picked up. Atty. Rizio said that it would be several times a week.

Commissioner Morton asked if the plans had gone through Design Review. Atty. Rizio said that the Black Rock NRZ had reviewed the plans. A copy of the letter was submitted for inclusion in the file along with break downs about the number of units and other statistics.

Commissioner Riley had several questions about the traffic studies. Mr. Gallante said that the statistics referred to the sight lines for the actual development rather than the traffic flow. Discussion followed about the fact that the State Traffic Authority (OSTA) has the final decision.

Atty. Rizio said that he was comfortable with the comments on the document.

Atty. Rizio said that they believe they comply with the CAM requirements and regulations for the project. He felt that this was a great economic generator for the City. He respectfully requested that the Commission approve the applications.

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

Mr. Ron Silvesto of the Black Rock NRZ came forward and said that they had first heard about the project in April. He said that the group had worked with architects and designers. The NRZ had given them some suggestion and the developers had come back with new plans.

Mr. Bill Coleman came forward and said that the developers had worked well with the Economic Development Department. The developer reduced the size of the project and provided the public access to Ash Creek.

Commissioner Riley asked if there was anyone present who wished to speak in opposition. Hearing none, Commissioner Riley closed the hearings on 306 Canfield Ave. and 872 Brewster St.

### **RECESS**

Commissioner Riley declared a recess at 8:01 p.m. He reconvened the meeting at 8:10 p.m.

**(19-58) 309 Orland St. – Petition of 309 Orland, LLC – Seeking a special permit, site plan review and a coastal site plan review to permit the establishment of a warehousing/freight handling use in the existing commercial building in an I-L zone and coastal area.**

Atty. Rizio said that this was at the end of Orland Street and the site of a former tool company. A group of college students started a company called "goPuff" which is a digital retailer. This would be a warehouse for the stock. There is no traffic on the street and it is located in an Industrial Zone. The company is expanding and there will be no outside storage.

The parcel is not on the water and is not a water dependent use. Mr. Gaucher's letter was read into the letter, which stated that Mr. Gaucher had no comments about the application. There are no residences nearby.

Once the application is approved, the business could be up and running by January. There will not be vehicles stored on site.

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 speak in opposition. Hearing none, Commissioner Riley closed the hearing on 309 Orland Street.

**(19-59) 1999 North Ave. – Petition of Juliano Juliani, LLC – Seeking a special permit and a site plan review to legalize the home business use in the existing single-family dwelling in an R-BB zone.**

Atty. Willinger came forward of Willinger, Willinger and Bucci, and said he was representing the owner of the property. He turned in the mailings.

The property is located in a BB zone. The resident of 1999 North Avenue moved to Bridgeport in 1980 and

The property was built in 1892 and later became a dentist office and other office/business uses. The client purchased the building when it went into foreclosure. The client spent time renovating the house and cleaned up the property. When Mr. Juliani purchased the property, he did not realize that there was no permit for the office. The office occupies 35% of the house and is just under 600 feet.

Commissioner Riley said that the issue was the storage of commercial vans in an RB zone. Atty. Willinger said that they have obtained a place in Norwalk and the office only handled the estimates and scheduling the sub-contractors.

Commissioner Riley said that when he went by there were vans with the signage parked on the street. However there were three vehicles

Ms. Juliana Dedora came forward and said that they didn't know that they were not allowed to have the logo on the vehicles and will respect the restrictions.

Commissioner Filotei asked how many parking spaces were in the back. Ms. Dedora said that there were between six and eight spaces. Ms. Dedora is the Office Manager and for a few months, Mr. Juliani's niece is there.

There are no signs on the house and there are no painting supplies on the site. The subcontractors have all their own supplies. Engineering has no concerns. The WPCA wanted to be sure there was no bathroom in the basement. Atty. Willinger said that there was not. There was also concerns about the roof drainage.

Atty. Willinger reviewed the restrictions on office usages including the number of employees, outside storage, the parking area being screened, no signage and some landscaping.

A brief discussion followed about the vans being parking on the street and the property. Atty. Willinger suggested that they put a condition on the approval having the assignments emailed to the subcontractors.

Atty. Willinger then respectfully requested that the Commission approve the 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 speak in opposition. Hearing none, Commissioner Riley closed the hearing on 1999 North Ave.

**(19-60) 179 Railroad Ave. & 473-475 Lafayette St. – Petition of 179 Railroad Avenue, LLC – Seeking a special permit and a site plan review to permit the construction of a 4-story mixed-use building consisting of retail space and nine (9) residential apartments in the NCVD zone.**

Atty. Rizio came forward and introduced himself. He said that there were no parking requirements in the NCVD zone. The property is in the flood zone, but the property will be elevated. the first floor will have retail and then there will be units above that.

He submitted 9 photos of the site and reviewed the details of the site. He said that there were a number of multi-family units that have no parking. This will have a parking garage that will have five spaces. There will be a staircase and an elevator to the retail area. He displayed the floor plan and said that this was a mixed use that the City wants to have. The cars will be shielded from view because there will be slats around the parking

area. He explained the parking situation on Railroad Avenue and said that there would be a handicapped space next to the elevator.

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

Mr. Bill Coleman, the Deputy Director of the Economic Development Department came forward and said that this was a good plan for the South End because it would be appropriate for a flood zone.

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

Mr. Chris Volker came forward and said that he works in the area. there are nine units but only 5 spaces. The Childcare Center staff parks on the street during the day, so there would be many more cars using the street parking.

Council Member Taylor-Moye came forward and said that that she represents the South End. She said that there was a resident from the area who wished to address the Commissioners and she added that she had spoken to several residents who were opposed to the project.

Council Member Taylor-Moye spoke about the fact that the parking was tight. While she supports mixed use housing, that doesn't mean one can put them anywhere. In her neighborhood, Railroad Avenue is a total mess. She said that she is continually calling Public Works about Railroad Avenue. While this is being done by private developers, it will impact the residents negatively. There is a church on the corner and a day care. Bringing in nine additional units would just cause more problems.

Mr. Joe Riccio, a former Harbor Commissioner, and resident of Lafayette Street came forward. He said that he has owned property on Lafayette Street for many years. As a developer, he can understand why they want to develop the property, but pointed out it is also important to look at the quality of life. He said that the developer had not spoken with ABCD who run the childcare nearby or the residents who live there.

Mr. Riccio said that Mr. Chester Kennedy and Mr. Rodriques were in agreement about how this would negatively impact the local residents. The parking has been reduced on Lafayette for better sight lines and there are two handicapped parking spaces. He then spoke about the number of two family homes and multi-family residences, along with the daycare and churches, which are very active and well attended. There is also student traffic from UB.

Mr. Riccio said that the street was very narrow and if someone opens their car door, they can easily get hit. The Area and the Ferry are also there.

Mr. Riccio said that he walks his dog in that area and the sidewalks are in horrible condition. He reminded the Commissioners that a year ago, the property was a community garden.

Mr. Riccio said that his neighbor, Chester Kennedy, had a two family home and tried to get the studio approved, but was denied because there was not enough parking. While the South End does have some open spaces, not everything will work there. The residents would welcome a meeting with the developer about these issues. A one or two family home might work, but not nine additional units.

Council Member Taylor Moyer said that she just wanted to let them know that so she would be aware of the projects going on in her district.

After the conclusion of their remarks, Atty. Rizio came forward and said that the developer had followed the rules and regulations given the Planning and Zoning Commission. He said that there were people on that street did not have any parking on their property. He reminded everyone that the City Engineer had no problem. The project fronts Railroad Avenue, but there are no residences on Railroad. The project will not exacerbate the problem. He said that they had heard from the neighbors and worked through some issues.

Commissioner Morton asked Atty. Rizio if he would be willing to continue this in order to speak to the NRZ and the neighboring properties. Atty. Rizio said that his client would be willing to do so. He also waived the statutory requirements.

Commissioner Riley stated that the item would be continue at the January 27th meeting.

### **TABLED BUSINESS**

**T-1 (19-53) 580-582 North Ave. – Petition of 580 North Avenue, LLC – Seeking a special permit and a site plan review to permit the establishment of a retail convenience store use in the newly constructed commercial building combined with a six (6) pump gasoline islands in an I-L zone.**

Commissioner Walker stated for the record that he reviewed the audio tape at the Zoning Office.

Atty. Willinger said that he was last before the Commission on October 28th. He said that the applicant had attached the roof over the pumps to the main structure.

He said that there had been an issue about the 10 feet of landscaping. Atty. Willinger pointed out that the CITGO station across the street did not have 10 feet of landscaping

on their property. He indicated where they had adjusted the landscaping on the site plan but this would not impact the turning radii of the trucks.

Atty. Willinger said that he requested the Commission approve the application.

Commissioner Walker asked about the calculation of the landscaping areas. Mr. Buckley said that there was structured turf being used as landscaping.

Atty. Joel Green of the Green and Gross representing 540 North Avenue came forward. He asked Mr. Buckley had ever used a driveway as part of the landscaping. Mr. Buckley said no.

Atty. Green said that the landscaping along North Avenue now interfere with the standards for a driveway. He added that the standards also required the landscaping be protected from the vehicles and cited the various statutes.

Atty. Green then reviewed the measurements and said that the site doesn't meet the standards. This applicant may be able to get a gas station on the site or a convenience store on the site, but both simply do not fit.

Commissioner Fedele said that the canopy at the gas station across the street was not attached to the building. Atty. Green replied that each case stands on its own merits.

Atty. Green said that he was submitting a copy of Chapter 8.48 -- Self Service Gasoline Stations for the record. He then went on to display a number of slides showing the canopy amply covering the fueling area at other gas stations in the City.

Commissioner Morton asked Atty. Green to go back and read the section about the canopy covering the liquid fuel dispensing area. Commissioner Morton asked for a photo of his client's property. Atty. Green said that he did not because he did not think about it. Atty. Green submitted 16 photos of the various canopies.

Atty. Green said that there was no Fire Marshal's certificate. He then requested that the application be denied.

Atty. Willinger came forward and said that he wanted the record to be absolutely clear. He said that the edges of the canopy is 15 feet from the street. Parking in the front setback is allowed. On Table 7 of the regulations, in an IL Zone, you can have parking in the front setback.

There were two principle uses on the site. It is permitted to have two commercial buildings on the site, but one can not have a commercial building and a residence. It also states that the gas station can be associated with a convenience store. There are no design criteria for an I-L zone, but the building was designed for an O-R zone. Both the Police

Department and the Fire Department requested that the windows be sufficient to give a view of the pumps. He submitted a photo of the structure showing the windows.

Atty. Willinger spoke about the box trucks being used for deliveries. He added that there had been concerns about illegal parking on North Avenue. The State has approved "No Parking" signs for North Avenue and Public Works will be installing them soon. The DOT has sent a letter stating there was no traffic issues at the site. Since the last hearing on November 5th, the DOT has approved the new design, along with the City Engineer. He added that on the CITGO site, the DOT has never approved their curb cuts.

Atty. Willinger said that the turf stone pavers type material was designed for this type of situation. There is base of gravel and a 3.1" of paver with grass. He reviewed the PSI (Pounds per Square Inch) pressure. The paver takes the pressure.

The buffer area is along the property area. he pointed out that they have more landscaping on their site than any other business and it was done according to the L-2 standards. Grass qualifies as a shrub. There will be trees planted, but not on the frontage. Grass is defined as the most extensive ground cover.

Atty. Willinger pointed out that there was an issue of parity, particularly with the neighbors. There is no interior landscaping required on the site. The 20 foot maneuvering room is covered by 24 feet. The Certificate of Zoning Compliance had a difference in footage, which is true because they reduced the size of the convenience store.

The Fire Marshal has the plans for the canopy and it will be approved when the building permit is approved. There is no requirement that the canopy cover the

Mark Brown came forward to speak about the Turf Stone Pavers. Commissioner Riley asked if this was the type of situation it was intended for. Mr. Brown said that this was so.

Atty. Willinger then distributed a document listing a variety of reasons for approval. Atty. Willinger said his client has done everything in his power to comply.

Commissioner Riley closed the Public Hearing session at 9:59 p.m.

### RECESS

Commissioner Riley declared a recess at 10:00 p.m. He reconvened the meeting at 10:06 p.m.

**DECISION SESSION**

**T-1 (19-53) 580-582 North Ave. – Petition of 580 North Avenue, LLC – Seeking a special permit and a site plan review to permit the establishment of a retail convenience store use in the newly constructed commercial building combined with a six (6) pump gasoline islands in an I-L zone.**

**\*\* COMMISSIONER FILOTEI MOVED TO CONTINUE AGENDA ITEM T-1 (19-53) 580-582 NORTH AVE. – PETITION OF 580 NORTH AVENUE, LLC – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A RETAIL CONVENIENCE STORE USE IN THE NEWLY CONSTRUCTED COMMERCIAL BUILDING COMBINED WITH A SIX (6) PUMP GASOLINE ISLANDS IN AN I-L ZONE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.**

**\*\* COMMISSIONER MORTON SECONDED.**

**\*\* THE MOTION PASSED WITH FOUR (4) IN FAVOR (CORDERO, FILOTEI, GRAVINA-HERNANDEZ AND MORTON) TWO (2) OPPOSED (WALKER AND FEDELE).**

**D-1 (19-52) 899 Main St. (aka 155 State St.) – Petition of Gerson A Muralles/Park City Downtown, LLC – Seeking an approval of location for a package store use and the issuance of a package store liquor permit in the existing commercial building in the DVD-CORE zone.**

**\*\* COMMISSIONER FILOTEI MOVED TO DENY AGENDA ITEM D-1 (19-52) 899 MAIN ST. (AKA 155 STATE ST.) – PETITION OF GERSON A MURALLES/PARK CITY DOWNTOWN, LLC – SEEKING AN APPROVAL OF LOCATION FOR A PACKAGE STORE USE AND THE ISSUANCE OF A PACKAGE STORE LIQUOR PERMIT IN THE EXISTING COMMERCIAL BUILDING IN THE DVD-CORE ZONE WITHOUT PREJUDICE FOR THE FOLLOWING REASON:**

**THE PETITIONER FAILED TO NOTIFY ABUTTING PROPERTY OWNERS FOR THE OCTOBER 28TH HEARING AND NEGLECTED TO POST THE PUBLIC HEARING SIGNS DURING THE WEEK OF 11/18/19 THRU 11/25/19.**

**\*\* COMMISSIONER MORTON SECONDED.**

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

**(19-42) 1705 Fairfield Ave. – Petition of RJYZ Bridgeport, LLC – Seeking a special permit and a site plan review to permit construction of a 7,619-sq. ft. retail store in an I-L zone.**

**\*\* COMMISSIONER MORTON MOVED TO CONTINUE AGENDA ITEM (19-42) 1705 FAIRFIELD AVE. – PETITION OF RJYZ BRIDGEPORT, LLC – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT CONSTRUCTION OF A 7,619-SQ. FT. RETAIL STORE IN AN I-L ZONE TO THE JANUARY 27TH MEETING.**

**\*\* COMMISSIONER WALKER SECONDED.**

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

**(19-51) 595 Madison Ave. – Petition of Wakeman Memorial Association, Inc. d/b/a Wakeman Boys & Girls Club – Seeking a special permit and a site plan review to permit the construction of a 44,500 sq.-ft. community recreational and sports facility on the site of the former North End Boys & Girls Club in an R-B zone.**

**\*\* COMMISSIONER FEDELE MOVED TO APPROVE AGENDA ITEM (19-51) 595 MADISON AVE. – PETITION OF WAKEMAN MEMORIAL ASSOCIATION, INC. D/B/A WAKEMAN BOYS & GIRLS CLUB – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 44,500 SQ.-FT. COMMUNITY RECREATIONAL AND SPORTS FACILITY ON THE SITE OF THE FORMER NORTH END BOYS & GIRLS CLUB IN AN R-B ZONE WITH THE FOLLOWING CONDITIONS:**

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

**2. THE CONSTRUCTION SHALL COMPLY WITH THE BASIC BUILDING CODE OF THE STATE OF CT.**

**FOR THE FOLLOWING REASONS:**

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

**2. THE REDEVELOPMENT OF THE SUBJECT PARCEL IS IN KEEPING WITH THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT.**

**3. THE PROPOSED FACILITY WILL PROVIDE A NEEDED SERVICE TO THE YOUTH OF THE CITY OF BRIDGEPORT.**

**\*THIS SPECIAL PERMIT APPROVAL, AS REQUIRED UNDER SEC. 14-4-5 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT, CT SHALL EXPIRE DECEMBER 2, 2020.**

**\*\* COMMISSIONER GRAVINA-HERNANDEZ SECONDED.**

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

**(19-57A) 306 Canfield Ave. – Petition of Canfield Partners, LLC – Seeking a site plan review and a coastal site plan review to permit the construction of a 6-story, 230-unit apartment complex with associated on-site amenities and adequate off-street parking in an R-CC zone and coastal area.**

Mr. Buckley said that an email from Mr. Gaucher had arrived.

**\*\* COMMISSIONER FEDELE MOVED TO APPROVE AGENDA ITEM (19-57A) 306 CANFIELD AVE. – PETITION OF CANFIELD PARTNERS, LLC – SEEKING A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 6-STORY, 230-UNIT APARTMENT COMPLEX WITH ASSOCIATED ON-SITE AMENITIES AND ADEQUATE OFF-STREET PARKING IN AN R-CC ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITIONS:**

- 1. THE PETITIONER SHALL FILE PLANS AND APPLICATIONS FOR A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.**
- 2. THE DEVELOPMENT OF THE SUBJECT PREMISES SHALL BE IN STRICT ACCORD WITH THE PLANS SUBMITTED TO AND APPROVED BY THE COMMISSION.**
- 3. THE PETITIONER SHALL COMPLY WITH ALL RECOMMENDATIONS OF THE STATE OF CT ENVIRONMENTAL ANALYST IN HIS LETTER DATED 11/21/19.**
- 4. ALL THE RECOMMENDATIONS OF THE CITY ENGINEER IN HIS LETTER DATED 11/21/19 SHALL BE INCORPORATED IN THE DEVELOPMENT OF THE SUBJECT PROJECT.**
- 5. THE CT DEPARTMENT OF TRANSPORTATION WILL NEED TO BE CONSULTED AS TO ANY REGULATIONS PERTAINING TO THE APPROVED PROPOSED USE.**
- 6. THE PETITION AS APPROVED COMPLIES WITH THE SITE PLAN**

**REVIEW STANDARDS OF SEC. 14-2-5.**

**FOR THE FOLLOWING REASONS:**

- 1. THE PROJECT AS APPROVED COMPLIES WITH THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT.**
- 2. THE APARTMENTS WILL BE A MUCH NEEDED IMPROVEMENT TO THE BLACK ROCK GATEWAY, AS WELL AS PROVIDING MODERN NEW FACILITIES CONVENIENT TO THE FAIRFIELD METRO STATION.**
- 3. THE REESTABLISHMENT OF THE PUBLIC ACCESS TO THE ROOSTER RIVER WILL BENEFIT THE GENERAL PUBLIC AND COMPLY WITH LOCAL AND STATE POLICIES.**
- 4. ADEQUATE OFF-STREET PARKING SHALL BE AVAILABLE AT THE EXISTING ON-SITE PARKING GARAGE.**

**\*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 DECEMBER 2, 2020.**

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

**(19-57B) 872 Brewster St. – Petition of Canfield Partners, LLC – Seeking a site plan review and a coastal site plan review to permit the construction of a 5-story, 70-unit apartment building with adequate off-street parking at the parking garage on Canfield Avenue in an R-CC zone and coastal area**

**\*\* COMMISSIONER FEDELE MOVED TO APPROVE AGENDA ITEM (19-57B) 872 BREWSTER ST. – PETITION OF CANFIELD PARTNERS, LLC – SEEKING A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 5-STORY, 70-UNIT APARTMENT BUILDING WITH ADEQUATE OFF-STREET PARKING AT THE PARKING GARAGE ON CANFIELD AVENUE IN AN R-CC ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITIONS:**

- 1. THE PETITIONER SHALL FILE PLANS AND APPLICATIONS FOR A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.**
- 2. THE DEVELOPMENT OF THE SUBJECT PREMISES SHALL BE IN**

**STRICT ACCORD WITH THE PLANS SUBMITTED TO AND APPROVED BY THE COMMISSION.**

**3. THE PETITIONER SHALL COMPLY WITH ALL RECOMMENDATIONS OF THE STATE OF CT ENVIRONMENTAL ANALYST IN HIS LETTER DATED 11/21/19.**

**4. ALL THE RECOMMENDATIONS OF THE CITY ENGINEER IN HIS LETTER DATED 11/21/19 SHALL BE INCORPORATED IN THE DEVELOPMENT OF THE SUBJECT PROJECT.**

**5. THE CT DEPARTMENT OF TRANSPORTATION WILL NEED TO BE CONSULTED AS TO ANY REGULATIONS PERTAINING TO THE APPROVED PROPOSED USE.**

**6. THE PETITION AS APPROVED COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5.**

**FOR THE FOLLOWING REASONS:**

**1. THE PROJECT AS APPROVED COMPLIES WITH THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT.**

**2. THE APARTMENTS WILL BE A MUCH NEEDED IMPROVEMENT TO THE BLACK ROCK GATEWAY, AS WELL AS PROVIDING MODERN NEW FACILITIES CONVENIENT TO THE FAIRFIELD METRO STATION.**

**3. THE REESTABLISHMENT OF THE PUBLIC ACCESS TO THE ROOSTER RIVER WILL BENEFIT THE GENERAL PUBLIC AND COMPLY WITH LOCAL AND STATE POLICIES.**

**4. ADEQUATE OFF-STREET PARKING SHALL BE AVAILABLE AT THE EXISTING ON-SITE PARKING GARAGE.**

**\*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 DECEMBER 2, 2020.**

**\*\* COMMISSIONER CORDERO SECONDED.**

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

**(19-58) 309 Orland St. – Petition of 309 Orland, LLC – Seeking a special permit, site plan review and a coastal site plan review to permit the establishment of a**

**warehousing/freight handling use in the existing commercial building in an I-L zone and coastal area.**

**\*\* COMMISSIONER FILOTEI MOVED TO APPROVE AGENDA ITEM (19-58) 309 ORLAND ST. – PETITION OF 309 ORLAND, LLC – SEEKING A SPECIAL PERMIT, SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A WAREHOUSING/FREIGHT HANDLING USE IN THE EXISTING COMMERCIAL BUILDING IN AN I-L ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITION:**

**1. THE PETITIONER SHALL FILE PLANS AND APPLICATIONS FOR A TENANT-FIT-UP FOR A CERTIFICATE OF ZONING COMPLIANCE AND A CERTIFICATE OF OCCUPANCY FROM THE BUILDING DEPARTMENT.**

**FOR THE FOLLOWING REASONS:**

**1. THIS APPROVAL WILL KEEP A GROWING BUSINESS IN THE CITY AS WELL AS UTILIZING A VACANT PIECE OF PROPERTY IN AN INDUSTRIAL NEIGHBORHOOD.**

**2. THE EXPANSION OF THIS BUSINESS WILL ALSO PROVIDE EMPLOYMENT OPPORTUNITIES FOR AREA RESIDENTS.**

**3. THE PROJECT AS APPROVED COMPLIES WITH THE SPECIAL PERMIT STANDARD OF SEC. 14-4-4 AND THE SITE PLAN REVIEW STANDARD OF SEC. 14-2-5.**

**\*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 DECEMBER 2, 2020.**

**\*\* COMMISSIONER CORDERO SECONDED.**

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

**(19-59) 1999 North Ave. – Petition of Juliano Juliani, LLC – Seeking a special permit and a site plan review to legalize the home business use in the existing single-family dwelling in an R-BB zone.**

**\*\* COMMISSIONER GRAVINA-HERNANDEZ MOVED TO APPROVE AGENDA ITEM (19-59) 1999 NORTH AVE. – PETITION OF JULIANO JULIANI, LLC – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO LEGALIZE THE HOME BUSINESS USE IN THE EXISTING SINGLE-**

**FAMILY DWELLING IN AN R-BB ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THERE SHALL BE NO CHANGE IN THE EXTERIOR OF THE RESIDENCE; NO OUTSIDE DISPLAY OR STORAGE OF MATERIALS, GOODS, SUPPLIES OR EQUIPMENT; NOR SHALL THERE BE ANY EXTERIOR VISIBLE EVIDENCE OF HOME OFFICE USE.**
- 2. ONLY HOUSEHOLD MEMBERS RESIDING IN THE DWELLING SHALL BE EMPLOYED IN THE HOME OFFICE USE.**
- 3. NO BUSINESS SHALL BE CONDUCTED FROM THE HOME OFFICE EXCEPT BY MAIL, PHONE, OR ELECTRONIC MEDIUM.**
- 4. THERE SHALL BE NO TRAFFIC, NOISE, OR ELECTRICAL INTERFERENCE ASSOCIATED WITH THE HOME OFFICE USE THAT EXCEEDS WHAT IS NORMALLY ASSOCIATED WITH A RESIDENCE.**
- 5. THERE SHALL BE NO HAZARDOUS, FLAMMABLE OR COMBUSTIBLE LIQUIDS, PAINT, VARNISH, OR MATERIALS LOCATED, STORED, USED, OR DISPLAYED IN ASSOCIATION WITH THE HOME OFFICE.**
- 6. ALL ACTIVITIES RELATED TO THE HOME OFFICE MUST BE IN COMPLETELY ENCLOSED STRUCTURES. THE OUTDOOR STORAGE OR OUTDOOR DISPLAY OR PARKING OF EQUIPMENT, COMMERCIAL VEHICLES OR CARS WITH ADVERTISEMENT IS STRICTLY PROHIBITED.**
- 7. THERE SHALL BE NO REPORTING TO THIS HOME OFFICE BY SUBCONTRACTORS FOR WORK ASSIGNMENTS.**

**FOR THE FOLLOWING REASONS:**

- 1. WITH THE CONDITIONS LISTED ABOVE THE ESTABLISHMENT OF HOME OFFICES IS ENCOURAGED BY THE ZONING REGULATIONS.**
- 2. THE HOME OFFICE, AS APPROVED WITH CONDITIONS, COMPLIES WITH THE SPECIAL PERMIT STANDARDS OF SEC. 14-4-4 AS WELL AS THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5.**

**\*THIS SPECIAL PERMIT APPROVAL, AS REQUIRED UNDER SEC. 14-4-5 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT, CT SHALL EXPIRE DECEMBER 2, 2020.**

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

**(19-60) 179 Railroad Ave. & 473-475 Lafayette St. – Petition of 179 Railroad Avenue, LLC – Seeking a special permit and a site plan review to permit the construction of a 4-story mixed-use building consisting of retail space and nine (9) residential apartments in the NCVD zone.**

**\*\* COMMISSIONER MORTON MOVED TO CONTINUE AGENDA ITEM (19-60) 179 RAILROAD AVE. & 473-475 LAFAYETTE ST. – PETITION OF 179 RAILROAD AVENUE, LLC – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 4-STORY MIXED-USE BUILDING CONSISTING OF RETAIL SPACE AND NINE (9) RESIDENTIAL APARTMENTS IN THE NCVD ZONE TO JANUARY 27, 2019.  
\*\* COMMISSIONER WALKER SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**\*\* COMMISSIONER FILOTEI MOVED TO REOPEN AGENDA ITEM T-1 (19-53) 580-582 NORTH AVE. – PETITION OF 580 NORTH AVENUE, LLC – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A RETAIL CONVENIENCE STORE USE IN THE NEWLY CONSTRUCTED COMMERCIAL BUILDING COMBINED WITH A SIX (6) PUMP GASOLINE ISLANDS IN AN I-L ZONE.  
\*\* COMMISSIONER MORTON SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**T-1 (19-53) 580-582 North Ave. – Petition of 580 North Avenue, LLC – Seeking a special permit and a site plan review to permit the establishment of a retail convenience store use in the newly constructed commercial building combined with a six (6) pump gasoline islands in an I-L zone. CONT'D**

**\*\* COMMISSIONER FILOTEI MOVED TO REOPEN AGENDA ITEM T-1 (19-53) 580-582 NORTH AVE. – PETITION OF 580 NORTH AVENUE, LLC – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A RETAIL CONVENIENCE STORE USE IN THE NEWLY CONSTRUCTED COMMERCIAL BUILDING COMBINED WITH A SIX (6) PUMP GASOLINE ISLANDS IN AN I-L ZONE.  
\*\* COMMISSIONER MORTON SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**\*\* COMMISSIONER WALKER MOVED TO APPROVE AGENDA ITEM T-1 (19-53) 580-582 NORTH AVE. – PETITION OF 580 NORTH AVENUE, LLC – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A RETAIL CONVENIENCE STORE USE IN THE NEWLY CONSTRUCTED COMMERCIAL BUILDING COMBINED WITH A SIX (6) PUMP GASOLINE ISLANDS IN AN I-L ZONE WITH THE FOLLOWING CONDITIONS SUBJECT TO THE CITY ENGINEER’S INPUT OF THE FOLLOWING:**

- 1. DOES THE 12-FOOT DRIVEWAY (TRAVEL LANE) REQUIREMENT COMPLY WITH ZONING STANDARDS OF SEC. 11-1-1?**
- 2. WILL TRUCKS BE ABLE TO ENTER OR EXIT THE SITE WITHOUT DRIVING OVER LANDSCAPE PAVERS?**
- 3. IS THERE A LACK OF REQUIRED LANDSCAPING IN PARKING AREA AS REQUIRED UNDER SEC. 11-1-13?**
- 4. DOES THE LANDSCAPING COMPLY WITH THE 15% REQUIREMENT?**
- 5. IS THE VEHICLE MANEUVERING SPACE 24 FEET AS REQUIRED UNDER SEC. 11-1-10?**
- 6. WILL SOME PARKING SPACES BE BLOCKED BY CARS AT PUMPS?**
- 7. IS THERE ADEQUATE MANEUVERING SPACE FOR DELIVERY TRUCKS TO SAFELY EXIT THE SITE?**

**FOR THE FOLLOWING REASON:**

**THIS PETITION NEEDS TO BE FINALIZED.**

**\*AFTER FINAL APPROVAL THIS SPECIAL PERMIT AS REQUIRED UNDER SEC. 14-4-5 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT, CT SHALL EXPIRE DECEMBER 2, 2020.**

**\*\* COMMISSIONER GRAVINA-HERNANDEZ SECONDED.**

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

**CONSENT AGENDA OR OTHER BUSINESS**

There were no consent agenda items to consider at this time.

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

There was no other matters for the Commission to consider at this time.

**APPROVAL OF MINUTES**

**Minutes of October 28, 2019 –**

**\*\* COMMISSIONER FILOTEI MOVED TO APPROVE THE MINUTES OF OCTOBER 28, 2019.**

**\*\* COMMISSIONER MORTON SECONDED.**

**\*\* THE MOTION TO APPROVE THE MINUTES OF OCTOBER 28, 2019 AS SUBMITTED PASSED UNANIMOUSLY.**

**ADJOURNMENT**

**\*\* COMMISSIONER FEDELE MOVED TO ADJOURN.**

**\*\* COMMISSIONER MORTON SECONDED.**

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

The meeting adjourned at 10:28 p.m.

Respectfully submitted,

S. L. Soltes  
Telesco Secretarial Services