



**CITY OF BRIDGEPORT  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
OCTOBER 30, 2022**

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

**ATTENDANCE:** Mel Riley, Chairman; Robert Filotei, Secretary; Brendan Bish, Cesar Cordero, Johanna Dorgan, Jacqueline Martoral, Robert Morton; Soledad Nunez (6:25 p.m.)

**STAFF:** Paul Boucher, Zoning Department; Atty. Russ Liskov; Jackson Strong, Design Coordinator

**CALL TO ORDER**

Commissioner Riley called the meeting to order at 6:17 p.m. He then introduced the Commissioners seated. A quorum was present.

**CONTINUED BUSINESS**

**C-1 (23-32) 152 Princeton St. – Petition of T&N Properties, LLC – Seeking a site plan review and a coastal site plan review approval for a 6-unit residential apartment building in the NX1 zone and coastal area.**

Atty. Sullivan came forward and said that she had been before the Commission at the last meeting and they were waiting on an Engineering report. She distributed copies of the updated map to the Commissioners.

Mr. Jackson Strong, the Design Review Coordinator, came forward and submitted copies of his comments to the Commissioners.

Commissioner Riley asked if there was anyone who wished to comment.

Mr. Jantos came forward and said that he had lived in the neighborhood for nine years and that he was concerned about the amount of traffic that this project would create.

Council Member Matthew McCarthy said that the six units were too many. He said that if they start setting a precedent, they will see more and more of these. He would consider four, but felt that six were too many.

Atty. Sullivan came forward and said that the site plan was compliant with the regulations.

Commissioner Filotei asked about the three big trees in the front. There was a brief discussion about who would know if they had to be removed.

### **DEFERRED BUSINESS**

**D-1 (23-39) 377 Woodlawn Ave. – Petition of FG New Home Construction, LLC – Seeking an approval for a 3-lot subdivision and a site plan review in the N2 zone.**

(Requested a deferral to November 27, 2023.)

Commissioner Riley announced that the applicant had requested the item be deferred to the November meeting.

### **NEW BUSINESS**

**(23-42) 340 Goldenrod Ave. – Petition of Mark A Pagnozzi Sr – Seeking a special permit, site plan review, and a certificate of location approval for a home-based business for firearm transfers and online sales of firearms in the N2 zone.**

Mr. Pagnozzi came forward and greeted the Commissioners and turned in his mailing receipts. Mr. Pagnozzi said that there was a new Connecticut law that would govern this type of mail order business. He explained that he would not actually be selling firearms but when a private individual transfers to another individual, it has to be done through a licensed individual.

*Commissioner Soledad Nunez joined the meeting at 6:25 p.m.*

Mr. Pagnozzi then read the criteria for site plan approval and for a home business. He stated that his business would be in compliance with the criteria.

Commissioner Riley asked for a description of the gun safes, which Mr. Pagnozzi described to the Commissioners.

Commissioner Riley asked how long a transfer takes. Mr. Pagnozzi said that it takes about a half hour, and he must record the serial numbers, verify the pistol permits and identifications.

Commissioner Riley asked if there was anyone present who was in favor of the application. No one came forward. Commissioner Riley asked if there was anyone present who was opposed to the application. Hearing none, Commissioner Riley closed the public hearing on 340 Goldenrod Avenue.

**(23-43) 1625 Railroad Ave. – Petition of Nova Farms CT, LLC – Seeking a certificate of location**

**approval for a cannabis sales and growing establishment in the existing building in the RX2 zone.**

Atty. Chris Russo came forward and greeted the Commissioners. The site is the old skate park. This will be for cannabis products. Atty Russo then displayed the site plan which is located next to a highway ramp. It is over 750 feet from the Commerce Drive location. They are also 750 away from the magnet high school, churches and other sensitive sites.

Atty. Russo described where the parcel was located and the entrance and exits to the parking facility. He noted that the clients would not be traveling on local roads due to the location of highway ramps.

**RECESS**

*Commissioner Bish left the meeting at 6:37 p.m. The meeting reconvened at 6:43 p.m.*

There will be fourteen parking spaces and the neighborhood does have similar types of businesses. Atty. Russo explained that they would have be able to handle 22 customers an hour. The majority of the orders will be pre-orders and this reduces the amount of time that the customers are on site.

Since the parking area is much larger than needed, the company will increase the amount of landscaping. In the back, there is a secured loading dock.

The business will be manufacturing some items on site. Some of those products will be available onsite for purchase, and others will be sent to other dispensaries.

Atty. Russo then displayed the floor plan and indicated where the limited sales area would be located. This facility is only for recreational sales. No growing will be done on site.

He also displayed exterior site drawing showing the improvements and some of the proposed landscaping.

Atty. Russo said that they had secured off-site parking at 471 Hancock Avenue and there is a sidewalk that customers and staff can use. No one will need to cross the street to access the facility. The employees will park at the off-site location. The business will be working with the local law enforcement regarding the traffic. This will be either the second or third dispensary to open in the area.

Commissioner Riley asked why it takes so long to open the facilities. Atty. Russo explained that the vault and security work takes time to install.

*Commissioner Bish rejoined the meeting at 6:57 p.m.*

Atty. Russo said that this was not a growing facility, so the ventilation system is not that sophisticated. The owner came forward and explained that there were no ventilation requirements, but they will be using a simply ventilation.

Commissioner Filotei noted that there was a church located nearby. Atty. Russo said that it was outside the radius. There will be about 20 employees.

Commissioner Dorgan asked if the customers would have any access to the production area. Atty. Russo said that the production site was separated from the sales area.

This is a fully compliant project. They are bringing a site that is very non-conforming into conformity and will be addressing the drainage issues. Atty. Russo said that there was a lot of development in this area and a great deal of transformation in the last five years.

The use is one of the most controlled uses in the State. There is no use allowed on site. Customers cannot sit in their vehicles and use the product because there is security there.

The use will not create traffic issues. The NRZ has been sent an email and Council Member Burns sent out a second email about the proposal.

Mr. Jackson Strong came forward and said that they had reviewed the zoning standards. The building is non-conforming and the improvements will comply with the zoning standards. he said that regarding the Master Plan of Conservation and Development it would reduce the tax burden on the residents due to the 3% special tax rate.

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

Ms. Deborah Caviness of 157 Formish Drive in Bridgeport came forward and read the following into the record:



The Southern Connecticut Black Chamber of Commerce endorses Nova Farms Bridgeport's Planning and Zoning Application to obtain a Certificate of Approval of Location for Cannabis Sales and Product Manufacturing at 1625 Railroad Avenue. We believe the proposed location is a perfect use and the Nova Farms company and Social Equity owners Taniesha and Jason Teal have the professional expertise and experience to bring the business to the City of Bridgeport.

The proposed location's proximity to the highway will allow vehicles to enter and exit Nova Farms Bridgeport without massively increasing street traffic in the area. The site is one of the most well buffered in the City, the only neighbor is a large industrial building to one side of the highway exit ramp on the other. Nova Farms will beautify the proposed location creating a grand gateway to the new development that is underway on that street.

Nova Farms currently operates 6 very well-run dispensaries in the Northeast. The efficiency of their current operations creates an environment where customers are served in an expedient organized manner allowing them to turn over many customers in a short amount of time. The owners Jason and Taniesha Teal are well versed in the necessary elements of running a complex business such as this.

Nova Farms has chosen to base its product manufacturing facility at this location and the Southern Connecticut Black Chamber of Commerce is looking forward to working in partnership to identify local minority-owned businesses for construction related contracting opportunities and providing training for the estimated 200 livable wage jobs.

Taniesha Teal is a native of Bridgeport and has over 20 years of retail management experience and Jason Teal is an entrepreneur with several successful businesses. In addition, he founded a non-profit organization that provides impactful programming for at-risk youth in Connecticut and Massachusetts, and he is also the Vice President of the Connecticut NAACP. With the combined experiences of the Nova Farms brand and two Social Equity owners we have no doubt that Nova Farms Bridgeport will be an asset to the City of Bridgeport.

Please feel free to contact either of us at (855) 856-1791 if you have any questions.

Sincerely,

*Diana L. Washington*

Diana L. Washington, Vice President

*Deborah A. Caviness*

Deborah A. Caviness, Founder & Chair

*"Bridging the Gap"*

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Mr. Juan Torres came forward and said that he would like to have something that was accessible to all. He said that he was supporting this application.

Mr. Daniel Roach came forward and said that he was one of the Police Commissioners. He said that the Police Commission deals with traffic matters and he does not anticipate any issues. Mr. Roach said that he would like to be on record for supporting this application.

Council Member Scott Burns came forward and said that he was in favor of the proposal. As a Council representative and a member of the NRZ, he supports this. His district runs from this parcel all the way to the Fairfield Town line. He feels that the tax revenue will be helpful

City of Bridgeport  
Planning and Zoning Commission  
Regular Meeting  
October 30, 2023

Mr. Garry Flocco came forward and said that he would like to support this application. This area has been dark for a long time and now the property will be cared for.

Ms. Alisha Bellton came forward and said that she support this application.

Commissioner Riley asked if there was anyone present who was opposed to the application. Hearing none, Commissioner Riley closed the public hearing on 1625 Railroad Ave.

### **DECISION SESSION**

**C-1 (23-32) 152 Princeton St. – Petition of T&N Properties, LLC – Seeking a site plan review and a coastal site plan review approval for a 6-unit residential apartment building in the NX1 zone and coastal area.**

**\*\* COMMISSIONER MARTORAL MOVED TO APPROVE AGENDA ITEM C-1 (23-32) 152 PRINCETON ST. – PETITION OF T&N PROPERTIES, LLC – SEEKING A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW APPROVAL FOR A 6-UNIT RESIDENTIAL APARTMENT BUILDING IN THE NX1 ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITIONS:**

**1. THE DEVELOPMENT SHALL BE IN STRICT ACCORDANCE WITH THE SUBMITTED AND REVIEWED PLANS AS APPROVED.**

**2. THE PETITIONER SHALL FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.**

**FOR THE FOLLOWING REASON:**

**THE PROJECT COMPLIES WITH SEC. 11.80 AND SEC. 11.70 OF THE ZONING REGULATIONS.**

**\*THIS COASTAL SITE PLAN APPROVAL, AS REQUIRED UNDER SEC. 11.80.7 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT, CT SHALL EXPIRE NOVEMBER 6, 2024.**

**\*\* COMMISSIONER MARTORAL SECONDED.**

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

**D-1 (23-39) 377 Woodlawn Ave. – Petition of FG New Home Construction, LLC – Seeking an approval for a 3-lot subdivision and a site plan review in the N2 zone.**

**(Requested a deferral to November 27, 2023.)**

**\*\* COMMISSIONER FILOTEI MOVED TO DEFER AGENDA ITEM D-1 (23-39) 377 WOODLAWN AVE. – PETITION OF FG NEW HOME CONSTRUCTION, LLC – SEEKING AN APPROVAL FOR A 3-LOT SUBDIVISION AND A SITE PLAN REVIEW IN THE N2 ZONE TO NOVEMBER 27, 2023.**

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

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

**(23-42) 340 Goldenrod Ave. – Petition of Mark A Pagnozzi Sr – Seeking a special permit, site plan review, and a certificate of location approval for a home-based business for firearm transfers and online sales of firearms in the N2 zone.**

**\*\* COMMISSIONER MARTORAL MOVED TO APPROVE AGENDA ITEM (23-42) 340 GOLDENROD AVE. – PETITION OF MARK A PAGNOZZI SR – SEEKING A SPECIAL PERMIT, SITE PLAN REVIEW, AND A CERTIFICATE OF LOCATION APPROVAL FOR A HOME-BASED BUSINESS FOR FIREARM TRANSFERS AND ONLINE SALES OF FIREARMS IN THE N2 ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. CUSTOMER VISITATIONS ARE LIMITED TO SIX (6) CLIENTS PER DAY.**
- 2. FIREARMS AVAILABLE FOR TRANSFER SHALL NUMBER NO GREATER THAN SIX (6) FIREARMS ON ANY GIVEN DAY.**
- 3. THE PETITIONER SHALL FILE AN APPLICATION FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE.**

**FOR THE FOLLOWING REASONS:**

- 1. THE PROPOSED USE COMPLIES WITH SEC. 4.70.3H, SEC. 44.5, SEC. 11.70, AND SEC. 11.120 OF THE ZONING REGULATIONS.**
- 2. THERE ARE NO ADVERSE IMPACTS TO THE NEIGHBORHOOD OR SURROUNDING AREA.**

**\*THIS SPECIAL PERMIT APPROVAL, AS REQUIRED UNDER SEC. 11.50.6 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT, CT SHALL BOTH EXPIRE NOVEMBER 6, 2024.**

**\*\* COMMISSIONER DORGAN SECONDED.**

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

**(23-43) 1625 Railroad Ave. – Petition of Nova Farms CT, LLC – Seeking a certificate of location approval for a cannabis sales and growing establishment in the existing building in the RX2 zone.**

**\*\* COMMISSIONER DORGAN MOVED TO APPROVE AGENDA ITEM (23-43) 1625 RAILROAD AVE. – PETITION OF NOVA FARMS CT, LLC – SEEKING A CERTIFICATE OF LOCATION APPROVAL FOR A CANNABIS SALES AND GROWING ESTABLISHMENT IN THE EXISTING BUILDING IN THE RX2 ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE DEVELOPMENT SHALL BE IN STRICT ACCORDANCE WITH THE SUBMITTED AND REVIEWED PLANS AS APPROVED.**
- 2. THE PETITIONER SHALL FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT FOR THE CHANGE OF USE.**

**FOR THE FOLLOWING REASONS:**

- 1. THE PROPOSAL COMPLIES WITH SEC. 11.120 OF THE ZONING REGULATIONS.**
- 2. THE PROPOSAL COMPLIES WITH THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT.**
- 3. THE PROPOSED DEVELOPMENT OF THE SITE WILL BE A SIGNIFICANT IMPROVEMENT TO THE PROPERTY.**
- 4. THERE ARE NO ADVERSE IMPACTS TO THE NEIGHBORHOOD OR SURROUNDING AREA.**

**\*\* COMMISSIONER MARTORAL SECONDED.**

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

### **DEFERRED BUSINESS**

**D-2 (23-38) Text Amendments & Corrections – Petition of the Office of Planning & Economic Development (OPED) – Seeking 24 miscellaneous corrections and amendments to correct inconsistencies and provide clarity to the current City of Bridgeport Zoning Regulations.**



Mr. Strong came forward and greeted the Commission. He said that there were 23 text corrections that the Zoning staff had identified that need to be reviewed. The staff met with legal counsel and other departments. He suggested that the Commissioners approve them as a batch.

The first ones are corrections and the second batch are amendments.

Mr. Strong then reviewed the various corrections with the commissioners. Items #1-6.

**\*\* COMMISSION CORDERO MOVED TO APPROVE ITEMS 1 – 6 AS PRESENTED.  
\*\* COMMISSIONER MARTORAL SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

Mr. Strong then reviewed the amendments that the staff had identified in Items 7 -13 with the Commissioners.

**\*\* COMMISSION CORDERO MOVED TO APPROVE ITEMS 7 – 13 AS PRESENTED.  
\*\* COMMISSIONER NUNEZ SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

*Commissioner Morton left the meeting at 7:33 p.m. He rejoined the meeting at 7:59 p.m.*

Mr. Strong presented Items 14 and 15, which involve music at different venues and could include locations such as churches.

**\*\* COMMISSION CORDERO MOVED TO TABLE ITEMS 14 AND 15.  
\*\* COMMISSIONER MARTORAL SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

Mr. Strong explained that the next group of amendments, Items 16 and 17, involved Building Design which is found in Chapter 6. He reviewed these changes with the Commissioners.

**\*\* COMMISSION CORDERO MOVED TO APPROVE ITEMS 16 - 17 AS PRESENTED.  
\*\* COMMISSIONER DORGAN SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

The proposed amendments for Chapter 11 – Procedures were the next group presented.

*Commissioner Filotei left the meeting at 8:25 p.m. He rejoined the meeting at 8:27 p.m.*

Mr. Strong then presented Items #18- 22 and noted that these amendments were drafted by the City Attorney's Office.

**\*\* COMMISSION FILOTEI MOVED TO APPROVE ITEMS 18 - 22 AS PRESENTED.  
\*\* COMMISSIONER MORTON SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

Item #23 contains a definition of the "party wall" which is necessary for town house subdivisions. This is a wall shared by two adjoining bodies.

**\*\* COMMISSION CORDERO MOVED TO APPROVE ITEM 23 AS PRESENTED.  
\*\* COMMISSIONER NUNEZ SECONDED.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**\*\* COMMISSION CORDERO MOVED TO APPROVE AGENDA ITEM D-2 (23-38)  
RE: TEXT AMENDMENTS & CORRECTIONS: SEEKING 24 MISCELLANEOUS  
CORRECTIONS AND AMENDMENTS TO CORRECT INCONSISTENCIES AND  
PROVIDE CLARITY TO THE CURRENT CITY OF BRIDGEPORT ZONING  
REGULATIONS WITH THE FOLLOWING CONDITIONS:**

- 1. THE ITEMS NUMBERED 1-13 AND 16-23 ARE APPROVED.**
- 2. THE ITEMS NUMBERED 14-15 ARE TABLED.**
- 3. THE EFFECTIVE DATE IS NOVEMBER 19, 2023.**

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

#### **OTHER BUSINESS**

Mr. Boucher distributed copies of 3059 Fairfield Avenue and explained that it is an existing lot. There is a small lot in the back that the owner wishes to enlarge the rear lot and make it a conforming lot. This increase was agreeable to all.

#### **CONSENT AGENDA**

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

There was no additional business to consider at this time.

#### **APPROVAL OF MINUTES**

• **Minutes of October 11, 2023** – Present: Acting Chairman, Melville Riley. Commissioners:

City of Bridgeport  
Planning and Zoning Commission  
Regular Meeting  
October 30, 2023

Brenden Bish, Johanna Dorgan, Robert Filotei, Kyle LaBuff, Jacqueline Martoral, Robert Morton, and Soledad Nunez; PZC Clerk: Paul Boucher

**\*\* COMMISSIONER DORGAN MOVED THE MINUTES OF OCTOBER 11, 2023 AS SUBMITTED.**

**\*\* COMMISSIONER NUNEZ SECONDED.**

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

### **ADJOURNMENT**

**\*\* COMMISSIONER FILOTEI MOVED TO ADJOURN.**

**\*\* COMMISSIONER MARTORAL SECONDED.**

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

The meeting adjourned at 8:40 p.m.

Respectfully submitted,

Telesco Secretarial Services