



**CITY OF BRIDGEPORT
PLANNING AND ZONING BOARD
REGULAR MEETING
APRIL 22, 2024**

45 Lyon Terrace
Bridgeport, CT 06604
(203) 576-7217 Phone
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ATTENDANCE: Melville Riley, Chairman; Johanna Dorgan, Robert Filotei, Cesar Cordero, Kyle LaBuff (6:38 p.m.), Jacqueline Martoral, Solidad Nunez, Robert Morton (6:27 p.m.) Egbert Williams.

OTHERS: Paul Boucher, Zoning Official; Jackson Strong, OPED; Atty. Tonisha Toms, City Attorney; Ali Akbar, (new Board Member pending induction)

CALL TO ORDER

Chairman Riley called the meeting to order at 6:17 p.m. and acknowledged the Commissioners in attendance. A quorum was present.

DEFERRED BUSINESS

24-09 **TEXT AMENDMENT** – Seeking an approval of a text amendment of sec. 3.140.9 of the Bridgeport zoning regulations to permit cannabis sales in a P2 zone on property abutting a DX zone that does not abut an existing location and does not occupy more than 3,500-sq. ft. of floor area and 25% of the building footprint and is subject to a certificate of location approval from the Planning & Zoning Commission.

*Chairman Riley noted that this item has been requested to be **Deferred to May 20, 2024***

(24-17) 2600 Madison Ave. – Public input regarding the court ordered settlement with Simcove, LLC for a self-storage facility at this location.

Commissioner Filotei read the item and opened up for public comments.

Commissioner Morton entered the meeting at 6:27 p.m.

Chairman Riley asked if there was anyone who wished to speak in favor of the application. No one came forward; then he asked if there was anyone who wished to speak in opposition to the application.

1. April Billings, 485 Glendale Avenue, Bridgeport spoke in opposition to a storage unit facility that is not necessary as all homes in that area have basements and attics. This would present an eyesore in a residential community, and she would prefer a more appropriate use to be Senior housing.
2. John Marin, resident of the Madison area in Bridgeport asked if this can be appealed and if the public needs to hire an attorney. City Attorney Toms spoke to provide the legal opinion that Planning & Zoning denied the petition and it was appealed to the Superior Court and the court allowed the appeal to pass, and then read the ruling. She added that the deadline has passed, and it would be a losing argument and waste of city tax \$ to pursue this in a court of appeals. She added that the use is allowed by zoning regulations and the best course of action with public comment is to think about the conditions and to ask this Board to impose those conditions to the ruling.
3. Chris Caruso, former State Representative spoke about the decision and stated that the judge overstepped his authority and allowed politics of the Mayor's involvement to play a part in the decision. He added that Judge Dale Radcliffe is a long-term associate of his and something has been terribly broken with failure of the Planning Department to document rules and regulations when during COVID they came up with new rules. This is destroying neighborhoods and there is a moratorium with a plan that will create a better way to have commercialization in the proper areas as a storage unit building is not a great use of the property and it is not a tax generation business or an impact on the grand list only the beginning of opening the door of destabilization. There should be more commercial development. He is proposing conditions that 1) trees be placed in back to protect the condo owners; design standards be adhered to with respect to lighting that should be conducive to residential and shine on property only not on light pollution; no neon lights; 4) fencing should be wider a this is not a jail, timing should be 9am-9pm strictly closed so no trucks at 2am; proposed 250 units are now at 1,000 which will cause traffic, so the owner should pay for directional signage. He spoke about the need for a Senior Center with a community room that is a much greater use of the property. He added that there should be a traffic study and there needs to be a Veterans center and the importance of workforce housing along with a much better use than a storage building tremendous need for elderly. We need to minimize the impact of this building and the owner should make a commitment to be a long-term owner not just to flip the building to student housing. The conditions as outlined above should be done at the owner's expense not the City of Bridgeport. There is a lack of direction and vision and this City cannot survive on poverty provisions, there should be commercial development to reduce the tax burden on the residents.
4. Sue Purvoy stated that she echoes all that Mr. Caruso said and added that 'heart' should come in to play. There should be heart for the people not greed in the communities, and there needs to be changes as things are not right with zoning rules and regulations.
5. Michelle Lyons, Council Member 134th district spoke of her twenty years in this position and agrees that conditions as outlined and they must be met. There should be a limit in the number of units as this is a family community. She added that there needs to be help for seniors. Her heart is breaking and there needs to be a moratorium on things. Attorneys are not happy with this process, there is no plan for development, and there needs to be change.

Chairman Riley asked if anyone else wanted to speak on the item, and hearing none, closed the public comments. He noted that there would be no vote on this item in the decision section.

(24-11) 790 Madison Ave. – Petition of Luciano Martins-DeOliveira – Requesting a certificate of location approval to permit the establishment of a liquor package store in the MX1 zone.

Commissioner Filotei read the item for public hearing.

Atty. Wilson Carrol representing the property owners presented the plans and details of the application.

Chairman Riley asked if other stores also sell liquor, and the applicant answered yes. Mr. Martins-DeOliveira added that they have other properties and as an active member of Bridgeport with a vested interest in the Community would lie to have this location for a package store.

Mr. Jackson Strong came forward and outlined that the petition is in compliance with the MX1 zone and 750 feet of another liquor retailer in that region.

Chairman Riley asked if anyone wanted to speak on the item.

1. John Marin, asked about the location and there really is no need for another package store, and he has the same comments as with the other item.
2. Ranjit Singh spoke in opposition that he has a liquor close by—only 650 feet so why should there be another one so close.
3. Sandy Patel spoke in opposition that he has a liquor close by—only 650 feet so why should there be another one so close.
4. Chris Caruso, former State Representative spoke in opposition of the item and stated that this is another example that something has been terribly broken with failure of the Planning Department to document rules and regulations. This is destroying neighborhoods and there is a moratorium with a plan that will create a better way to have commercialization in the proper areas such as this in our City. He went on to review his background and involvement with the City over the years and spoke about the need for a better and more tax generating use of the property. Another package store, storage units, car washes and parlors are not the future of this city.

Chairman Riley asked if anyone else wanted to speak on the item; and hearing none, closed the public comments.

Commissioner LaBuff entered the meeting at 6:38 p.m.

(24-12) 837 Seaview Ave. – Petition Seaview Bridgeport, LLC – Requesting approvals for a coastal site plan of sec. 11.80 and a site plan of sec 11.70 for the construction of a 5,000-sq. ft. accessory vehicle wash facility with accessory parking area with vacuum pumps; double queue lane; landscaping and site improvements in the I zone and coastal area.

Commissioner Filotei read the item for public hearing.

Atty. Chris Rizzio representing the property owner presented the plans and details of the application. He outlined that Steel Point East had prior approvals and will be breaking ground shortly and is now seeking another accessor use.

Mr. Jackson Strong came forward and outlined that the petition is in compliance with the water dependent use and DEEP Permit. and the hydro treatment system for water drainage outflow for accessory conditions. The site plan review doesn't impact water dependent uses and it meets the zoning standards. Also the Bike path for Bridgeport fits well at this location in the Bridgeport Bike-Walk Trails.

Chairman Riley asked if anyone wanted to speak on the item,

1. Chris Caruso, former State Representative spoke in opposition of the item and stated that while this could be prime waterfront property, instead this is what the P&Z wants? Another gas station/car wash?? Is this the Mayor's legacy? No, this is another example that something has been terribly broken with failure of the Planning Department to document rules and regulations This is destroying neighborhoods and there is a moratorium with a plan that will create a better way to have commercialization in the proper areas such as this in our City. He went on to review his background and involvement with the City over the years and spoke about the need for a a much greater use of the property. 'Storage Unites, car washes and parlors are not the future of this city. He added that there should be a traffic study and the importance of workforce housing along with a much better use than a storage building tremendous need for elderly. We are doomed in this City, yet we disregard the need to minimize the impact of this type of no tax-generating business.

Chairman Riley asked if anyone else wanted to speak on the item, and hearing none, closed the public comments.

(24-13) 254 Scofield Ave. – Petition of JJR Real Estate Holdings, LLC – Requesting approvals of a coastal site plan and a site plan of sections 11.80 and 11.70, respectively, for the construction of a 2-1/2 story double house-A building with four (4) residential units and one (1) residential unit backyard cottage in the NX1 zone and coastal area.

Chairman Riley suggested the items be combined as one application.

(24-14) 264 Scofield Ave. – Petition of JJR Real Estate Holdings, LLC – Requesting approvals of a coastal site plan and a site plan of sections 11.80 and 11.70, respectively, for the construction of a 2-1/2 story double house-A building with four (4) residential units and one (1) residential unit backyard cottage in the NX1 zone and coastal area.

Commissioner Filotei read the items for public hearing.

Atty. Pat Sullivan, with Pullan & Wolfe, Cohen & Comley representing the property owner, presented the plans and details of the application.

Mr. George Willes, Architect noted the plan details addressed concerns for water drainage, and the location is near transit oriented district which is consistent with objectives of reducing car-dependent living. He added that there is no parking on the property, but the location near mass transit is ideal.

Mr. Jackson Strong came forward and outlined that the petition is in compliance with the water dependent use and DEEP Permit. and the hydro treatment system for water drainage outflow for accessory conditions. The site plan review doesn't impact water dependent uses and it meets the zoning standards.

Chairman Riley asked if anyone wanted to speak on the item.

1. Chris Caruso, former State Representative spoke in opposition of the item and stated that this area has no parking and an increase in density that we allow developers to take is another example that something has been terribly broken. Developers take advantage of the system of these poor regulations. Parking is a nightmare and something has to be done with failure of the Planning Department to document rules and regulations

Chairman Riley asked if anyone else wanted to speak on the item, and hearing none, closed the public comments.

(24-15) 619-625 East Main St. – Petition of 633 East Main, LLC – Requesting approvals of a coastal site plan and a site plan of sections 11.80 and 11.70, respectively, for the construction of a residential 3-story, 24-unit apartment building in the RX1 zone and coastal area.

Atty. Pat Sullivan, with Pullan & Wolfe, Cohen & Comley representing the property owner presented the plans and details of the application.

Mr. Joe Iannelli came forward to answer questions regarding the location adjacent to a church and parking is being discussed for the property.

Mr. Jackson Strong came forward and outlined that the petition is in compliance with the water dependent use and DEEP Permit. and the water drainage outflow for accessory conditions. The site plan review doesn't impact water dependent uses and it meets the zoning standards.

Chairman Riley asked if anyone else wanted to speak on the item.

1. Chris Caruso, former State Representative spoke in opposition of the item and stated that this is another example that something has been terribly broken with failure of the Planning Department to document rules and regulations. Mr. Caruso continued to outline with how this is destroying neighborhoods and there is a moratorium with a plan that will create a better way to have commercialization in the proper areas such as this in our City. He suggested a rubber stamp for automatic approvals, which is a very sad statement of affairs. He went on to review his background and involvement with the City over the years and spoke about the need for a much greater use of the property. Storage units, car washes and parlors are not the future of this city. He added that there should be a traffic study and the importance of workforce housing along with a much better use than a storage building tremendous need for elderly. We need to minimize the impact of this type of 'no tax-generating business' and the owners should make a commitment to follow appropriate conditions. We are all going down the wrong road, and this needs to stop.

Atty. Pat Sullivan asked for a rebuttal and reported that the petition is in compliance with the water dependent use and DEEP Permit. and the hydro treatment system for water drainage outflow for accessory conditions. The site plan review doesn't impact water dependent uses and it meets the zoning standards.

Chairman Riley asked if anyone else wanted to speak on the item, and hearing none, closed the public comments.

(24-16) 375 Boston Ave. – Petition of 375 Boston Ave, LLC – Requesting approvals of a coastal site plan and site plan of section 11.80 and 11.70, respectively, for the construction of a 697-sq.ft. addition to the existing 1,492-sq. ft. building for a proposed retail convenience store in connection with the existing fuel station use with a replacement canopy and 6-new fuel pumps. Also, to construct a residential 3-story, 6-unit apartment building, fronting Concord Street, all of which is in the MX2 zone and coastal area.

Commissioner Filotei read the item for public hearing.

Atty. Pat Sullivan, with Pullan-Wolfe, Cohen & Comley representing the property owner presented the plans and details of the application.

Mr. Maish Mendor owner came forward to address questions and explained the location meets demand for such gas station retail store.

Mr. Jackson Strong came forward and outlined that the petition is in compliance with the zoning regulations. He added that the hydro treatment system for water drainage outflow meets standards for this accessory conditions. The site plan review doesn't impact water dependent uses and it meets the zoning standards.

Chairman Riley asked if anyone wanted to speak on the item.

Commissioner Filotei read the following statement:

My name is Edward Blauvelt and I am the owner of the property at 399 Boston Avenue. Property adjacent to 375 Boston Avenue. I would like to see a set of plans for the pr addition and the apartment building that they plan on building at 375 Boston Avenue. More importantly to see the parking plan showing where they plan on putting anymore vehicles on that property. Since the widening of Boston Avenue at this location, parking has been a problem. I will not be in CT o the meeting ,April 24th so I'm hoping that I can see the plans before then and that someone on the b address my concerns. I can be reached by mail at 399 Boston Ave LLC 495 Kings Landing Rd , Hampstead NC,28443 By cell at 203 414-6114 Email EdBlauvelt08@gmail.co

1. Council Member Alfred Castillo spoke in favor of the application, that this fits well in the neighborhood and the owner is a respected member of the community. He added that a gas station is much needed with all of the events and this is something he supports.

Chairman Riley asked if anyone else wanted to speak on the item.

2. Chris Caruso, former State Representative spoke in opposition of the item and stated that this would be fuel next to residential area that is dangerously close. He recounted a story of an incident with a fire at a gas station... Commercial entity that abuts residential? This is another example that something has been terribly broken with failure of the Planning Department to document rules and regulations This is destroying neighborhoods and there is a moratorium with a plan that will create a better way to have commercialization in the proper areas such as this in our City. He suggested that the members of this Board should step off the board as their hands are tied regardless. This is just another rubber stamp counter approval and if he was Mayor he would fire OPED.

Chris Rizzio asked to make a rebuttal and noted the plan was well done and represented good landscaping and an attractive well thought out plan for the property.

Chairman Riley asked if anyone else wanted to speak on the item, and hearing none, closed the public comments.

DECISION SESSION

24-09 **TEXT AMENDMENT** – Seeking an approval of a text amendment of sec. 3.140.9 of the Bridgeport zoning regulations to permit cannabis sales in a P2 zone on property abutting a DX zone that does not abut an existing location and does not occupy more than 3,500-sq. ft. of floor area and 25% of the building footprint and is subject to a certificate of location approval from the Planning & Zoning Commission.

*Chairman Riley noted that this item has been requested to be **Deferred to May 28, 2024.***

- ** COMMISSIONER CORDERO MOVED TO TABLE ITEM #24-10 TO THE MEETING OF MAY 28, 2024.**
- ** COMMISSIONER DORGAN SECONDED.**
- ** THE MOTION TO TABLE PASSED UNANIMOUSLY.**

(24-17) 2600 Madison Ave. – Public input regarding the court ordered settlement with Simcove, LLC for a self-storage facility at this location.

- ** COMMISSIONER DORGAN MOVED TO CONTINUE PETITION 24-17 TO THE MAY 28, 2024 MEETING FOR DECISION ONLY.**
- ** COMMISSIONER MORTON SECONDED.**
- ** THE MOTION TO CONTINUE PASSED UNANIMOUSLY**

(24-11) 790 Madison Ave. – Petition of Luciano Martins-DeOliveira – Requesting a certificate of location approval to permit the establishment of a liquor package store in the MX1 zone.

- ** COMMISSIONER DORGAN MOVED TO CONTINUE PETITION 24-11 UNTIL THE MAY 28, 2024 MEETING FOR DECISION ONLY.**
- ** COMMISSIONER MORTON SECONDED.**
- ** THE MOTION TO CONTINUE PASSED UNANIMOUSLY**

(24-12) 837 Seaview Ave. – Petition Seaview Bridgeport, LLC – Requesting approvals for a coastal site plan of sec. 11.80 and a site plan of sec 11.70 for the construction of a 5,000-sq. ft. accessory vehicle wash facility with accessory parking area with vacuum pumps; double queue lane; landscaping and site improvements in the I zone and coastal area.

- ** COMMISSIONER DORGAN MOVED TO APPROVE PETITION 24-12 WITH CONDITIONS:**

1. An 8’ right-of-way along the Seaview Ave. frontage be allocated to accommodate a bicycle path.
2. Department of Energy and Environmental Protection approval and permits are required for the proposed development.

REASONS:

1. The development is consistent with the city’s Master Plan of Conservation and Development.
2. The development is compliant with the zoning regulations.
3. The development is consistent with the Coastal Area Management policies.
4. There are no adverse impacts associated with the proposed development.

***This coastal site plan approval, as required under Sec. 11.80.7 of the Zoning Regulations of the City of Bridgeport, CT shall expire on April 29, 2025.**

- ** COMMISSIONER MORTON SECONDED THE MOTION TO APPROVE WITH CONDITIONS.**

- ** THE MOTION TO APPROVE PASSED WITH SEVEN VOTES IN FAVOR, RILEY, DORGAN, LABUFF, MARTORAL, NUNEZ, MORTON, WILLIAMS; TWO OPPOSED (CORDERO, FILOTEI) AND NO ABSTENTIONS.**

(24-13) 254 Scofield Ave. – Petition of JJR Real Estate Holdings, LLC – Requesting approvals of a coastal site plan and a site plan of sections 11.80 and 11.70, respectively, for the construction of a 2-1/2 story double house-A building with four (4) residential units and one (1) residential unit backyard cottage in the NX1 zone and coastal area.

**** COMMISSIONER FILOTEI MOVED TO CONDITIONALLY APPROVE PETITION 24-13 WITH CONDITIONS:**

The development will be in strict compliance with the approved plan of development.

REASONS:

1. The development is compliant with the zoning regulations.
2. The development is consistent with the Coastal Area Management policies.
3. There are no adverse impacts associated with the proposed development.

***This coastal site plan approval, as required under Sec. 11.80.7 of the Zoning Regulations of the City of Bridgeport, CT shall expire on April 29, 2025.**

**** COMMISSIONER MORTON SECONDED.**

**** THE MOTION TO APPROVE PASSED WITH SIX VOTES IN FAVOR, RILEY, DORGAN, FILOTEI, LABUFF, MARTORAL, MORTON; TWO OPPOSED (CORDERO, NUNEZ, WILLIAMS) AND NO ABSTENTIONS.**

(24-14) 264 Scofield Ave. – Petition of JJR Real Estate Holdings, LLC – Requesting approvals of a coastal site plan and a site plan of sections 11.80 and 11.70, respectively, for the construction of a 2-1/2 story double house-A building with four (4) residential units and one (1) residential unit backyard cottage in the NX1 zone and coastal area.

**** COMMISSIONER FILOTEI MOVED TO APPROVE PETITION 24-14 WITH CONDITIONS:**

1. The development will be in strict compliance with the approved plan of development.
2. City Council approval is required prior to the start of the permitting process for the construction of the backyard cottage.

REASONS:

1. The development is compliant with the zoning regulations.
2. The development is consistent with the Coastal Area Management policies.
3. There are no adverse impacts associated with the proposed development.

***This coastal site plan approval, as required under Sec. 11.80.7 of the Zoning Regulations of the City of Bridgeport, CT shall expire on April 29, 2025.**

**** COMMISSIONER MORTON SECONDED.**

**** THE MOTION TO APPROVE PASSED WITH SIX VOTES IN FAVOR, RILEY, DORGAN, FILOTEI, LABUFF, MARTORAL, MORTON; TWO OPPOSED (CORDERO, NUNEZ, WILLIAMS) AND NO ABSTENTIONS.**

(24-15) 619-625 East Main St. – Petition of 633 East Main, LLC – Requesting approvals of a coastal site plan and a site plan of sections 11.80 and 11.70, respectively, for the construction of a residential 3-story, 24-unit apartment building in the RX1 zone and coastal area.

**** COMMISSIONER NUNEZ MOVED TO CONTINUE PETITION 24-15 UNTIL THE MAY 28 MEETING FOR DECISION ONLY RECEIPT OF FINAL PLANS.
** COMMISSIONER MORTON SECONDED.
** THE MOTION TO CONTINUE PASSED UNANIMOUSLY**

(24-16) 375 Boston Ave. – Petition of 375 Boston Ave, LLC – Requesting approvals of a coastal site plan and site plan of section 11.80 and 11.70, respectively, for the construction of a 697-sq.ft. addition to the existing 1,492-sq. ft. building for a proposed retail convenience store in connection with the existing fuel station use with a replacement canopy and 6-new fuel pumps. Also, to construct a residential 3-story, 6-unit apartment building, fronting Concord Street, all of which is in the MX2 zone and coastal area.

**** COMMISSIONER NUNEZ MOVED TO APPROVE PETITION 24-16 WITH CONDITIONS:**

1. The tanker trucks for fuel tank filling will visit late evening or early morning to avoid traffic congestion on Boston Avenue.
2. The applicant shall comply with the recommendations of the Department of Energy and Environmental Protection.

REASONS:

1. The development is compliant with the zoning regulations.
2. The development is consistent with the Coastal Area Management policies.
3. There are no adverse impacts associated with the proposed development.

***This coastal site plan approval, as required under Sec. 11.80.7 of the Zoning Regulations of the City of Bridgeport, CT shall expire on April 29, 2025.**

**** COMMISSIONER MORTON SECONDED.**

*** THE MOTION TO APPROVE WITH CONDITIONS PASSED UNANIMOUSLY.**

(24-10) 1346 – 1366 FAIRFIELD AVENUE (aka 533-535 CLINTON AVENUE – Seeking a modification of the special permit approval granted by the Planning & Zoning Commission on May 24, 1999, to permit the release of a restrictive covenant requiring a parking attendant when stacked parking is utilized.

**** COMMISSIONER FILOTEI MOVED TO APPROVE PETITION 24-10.**

REASON: The Commission decided the condition of approval from 1999 is outdated and is no longer necessary.

**** COMMISSIONER MORTON SECONDED.**

**** THE MOTION TO APPROVE PASSED UNANIMOUSLY.**

OTHER BUSINESS

APPROVAL OF MINUTES

•March 25, 2024 Regular Meeting

- ** COMMISSIONER LABUFF MOVED TO APPROVE THE MINUTES OF THE MARCH 25, 2024 MEETING AS SUBMITTED.**
- ** COMMISSIONER CORDERO SECONDED THE MOTION.**
- ** THE MOTION PASSED UNANIMOUSLY.**

ADJOURNMENT

- ** COMMISSIONER DORGAN MOVED TO ADJOURN.**
- ** COMMISSIONER MORTON SECONDED.**
- ** THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 9:25 p.m.

Respectfully submitted,
Telesco Secretarial Services.