



**CITY OF BRIDGEPORT  
PLANNING AND ZONING COMMISSION  
SPECIAL MEETING  
JUNE 29, 2020**

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

**ATTENDANCE:** Mel Riley, Acting Chair; Robert Morton, Acting Secretary; Cesar Augusto Cordero, Robert J. Filotei, Arturo R. Gravina-Hernandez, Carlos Moreno, Kyle LaBuff

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

This meeting was conducted by Zoom/Teleconference.  
The public was able to listen to this meeting by calling a conference line.

**CALL TO ORDER.**

Commissioner Riley called the meeting to order at 6:02 p.m. A quorum was present. He read the following statement into the record.

This meeting of the Planning and Zoning Commission complies with Governor Lamont's Executive Order 7b as it relates to a web based meeting, Therefore, the in person requirement is eliminated as long as a person can participate by phone or video in real time. Also, the sign posting requirement and the return receipt of notification to property owners has also been eliminated as long as the P&Z agenda has been online complying with the statutes normal earliest publication date in the Connecticut Post.

This agenda was placed on the City website and complied with that requirement. This meeting is being recorded to comply with the Open Meeting Requirements and will be available on the City web page following the meeting.

For those that are participating in the meeting tonight, petitioners, staff members and public, please state your name every time you speak.

**C-1 (20-09) Text Amendment: City Wide Properties - Petition of Jewish Home for the Elderly of Fairfield County, to amend the zone development standards of the City to allow an accessible parking structure which services congregate housing facilities a maximum allowable height of 45 feet.**

Commissioner Morton said that there had been a request to waive this application until August 25th. Atty. Rizio said that he believed that there was a typographical error in the request and the request should be for the July 27th. This was acceptable to all. Atty. Rizio said they would waive the 60 day rule.

**\*\* COMMISSIONER GRAVINA-HERNANDEZ MOVED TO CONTINUE C-1 (20-09) TEXT AMENDMENT: CITY WIDE PROPERTIES - PETITION OF JEWISH HOME FOR THE ELDERLY OF FAIRFIELD COUNTY, TO AMEND THE ZONE DEVELOPMENT STANDARDS OF THE CITY TO ALLOW AN ACCESSIBLE PARKING STRUCTURE WHICH SERVICES CONGREGATE HOUSING FACILITIES A MAXIMUM ALLOWABLE HEIGHT OF 45 FEET TO JULY 27, 2020.**

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

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

**(20-14) 4200 Park Avenue – Seeking a Special Permit and Site Plan review to permit the construction of a 3-story parking garage containing 143-spaces in an RC Zone.**

Commissioner Morton said that there was a request for a deferment until July 27th.

**\*\* COMMISSIONER CORDERO MOVED TO DEFER AGENDA ITEM 20-14 4200 PARK AVENUE – SEEKING A SPECIAL PERMIT AND SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 3-STORY PARKING GARAGE CONTAINING 143-SPACES IN AN RC ZONE TO JULY 27, 2020.**

**\*\* COMMISSIONER LABUFF SECONDED.**

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

**20-15 460 Bostwick Avenue – Petition of 460 Bostwick Avenue, Bridgeport, LLC – Seeking a \*special permit, site plan review and \*coastal site plan review to permit the construction of a 40' x 95.6' 1-story addition to the existing commercial building in an I-L zone and coastal area.**

Atty. Rizio came forward and greeted the Commissioners. He explained that it was a property owned by Safety Marking and they have been there for 20 years. They work throughout the State of Connecticut. They wish to add a five bay addition at the rear of the building.

Mr. Sampieri displayed the site plan and elevations.

Atty. Rizio said Mr. Gaucher of the CT DEP Office of Long Island Sound Programs made one recommendation, which is to have the catch basins fitted with a filter to catch any petroleum products from the trucks. There is no impact on parking and there is a

berm along part of the property. This will expand the footprint by about 3,000 square feet. It will square off the back of the building.

Commissioner Filotei said that there were no signs up at the properties. Mr. Buckley said that the signs were up last Monday. Commissioner Riley noted that the sign posting requirement had been suspended.

Mr. Buckley said that he had the letter from Mr. Gaucher from the CT DEP Office of Long Island Sound Programs.

Commissioner Riley asked if there was anyone who was in favor or against the item. Hearing none, Commissioner Riley closed the public hearing on 460 Bostwick Avenue.

**\*\* COMMISSIONER CORDERO MOVED TO APPROVE AGENDA ITEM 20-15 460 BOSTWICK AVENUE – PETITION OF 460 BOSTWICK AVENUE, BRIDGEPORT, LLC – SEEKING A \*SPECIAL PERMIT, SITE PLAN REVIEW AND \*COASTAL SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 40' X 95.6' 1-STORY ADDITION TO THE EXISTING COMMERCIAL BUILDING IN AN I-L ZONE AND COASTAL AREA WITH THE FOLLOWING CONDITION:**

**THE PETITIONER SHALL COMPLY WITH THE RECOMMENDATION OF THE STATE OF CT ENVIRONMENTAL ANALYST REGARDING THE INSTALLATION OF CATCH BASIN INSERTS FITTED WITH FILTERS.**

**FOR THE FOLLOWING REASONS:**

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

**\*THIS SPECIAL PERMIT APPROVAL, AS REQUIRED UNDER SEC. 14-4-5 AND COASTAL SITE PLAN APPROVAL UNDER SEC. 14-3-4 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT, CT SHALL BOTH EXPIRE JULY 6, 2021.**

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

**(20-16) 621 Washington Avenue – Petition of NYCT Management, LLC – Seeking a site plan review to permit the establishment a four pump gas station with a 150-sq. ft. cashier booth in an R-C zone.**

Atty. Rizio said that the item had been already been through Plan Review and the ZBA. This would be a new gas station in the downtown area. It would be a four station gas station with eight pumps and a cashier's booth. He displayed a site plan and indicated where the vehicles would exit. Both the Traffic Engineer and OPED did not want any negative impact on Washington Avenue. He reviewed the details and said that they had received the waivers for the parking. The nearest gas stations are located at Fairfield and Park and a second one at North Avenue.

Atty. Rizio said that they would only be using a SU-30 fuel trucks for fuel delivery. The owner has another gas station by Commerce Drive and that is the size truck they use at that site.

Commissioner Morton said that the plans that he had were different from the ones that were displayed. He wished to know what would prevent the customers from exiting onto Washington Avenue. Atty. Rizio said that was a recommendation from the Traffic Engineer that they have a NO EXIT sign at Washington Avenue.

Discussion about access from Highland Avenue and the flow of traffic followed. Atty. Rizio said that he understood Commissioner Morton's concerns and was willing to restrict access on Highland.

Commissioner Filotei asked if there was a relationship between the deli and the owner of the gas station. Atty. Rizio said that the applicant has a financial interest in the deli but does not own the property. There is street parking at the deli. The garage will be demolished.

Atty. Rizio said that the Hess Gas Station was similar to this, but the Hess station was much bigger.

Commissioner LaBuff asked about the signs and pavement markings. Atty. Rizio said that the pavement would be marked and there would be signage.

Commissioner LaBuff asked what the hours would be. Atty. Rizio said that it was a service for downtown and they were not proposing any restrictions because they do not abut any residential buildings. Most of the transactions are done via credit cards at the pump. Now that the City is adding apartments downtown, it is important to have the service available.

Commissioner LaBuff asked if the cashier would be in the booth 24/7. Atty. Rizio said that this was so.

Commissioner Riley asked if there was anyone who was in favor or against the item.

Ms. Gloria Blackwell was on the line and stated she was neither for nor against.

Mr. Franklin Morrel, 27 Highland Avenue, said that he was opposed to the petition because of potential contamination because his business was right next door to the site.

Mr. Dennis Cooper said that he owns the property adjacent to the grocery store. His concern was that there was a great deal of congestion at that corner. He explained that a recent sign has been put up giving people the impression that they can park in his driveway. He has also been ticketed for parking in his own driveway. While the grocery store has been cleaned up, they often blow the debris down the street to his location. There have also been milk crates stacked in front of his building. Mr. Cooper said that there was also issues with loitering now.

Atty. Rizio then said one of the good things was that there was not a lot of parking for the business, there is no parking needed. The only reason it was before the Commission was because it was a change of use. He pointed out that the only reason customers were there was to buy gas and possibly an air freshener. He said that Commissioner Morton's concerns about exiting onto Highland Avenue would help satisfy the issues on Highland Avenue. Any other use than a gas station would require either more on site or on street parking. He suggested that Mr. Cooper petition the Police Commission to put a NO PARKING sign in front of his business.

Atty. Rizio said that the building was very small and all the equipment is environmentally safe. This will also add landscaping and not have any impact on the street parking. He concluded by asking the Commission to grant the application because it is possibly the best use for the property.

Commissioner Riley closed the Public Hearing portion of the meeting.

Commissioner Filotei asked about the canopy. Mr. Buckley said that they had already gotten all their variances from the ZBA already.

**\*\* COMMISSIONER FILOTEI TO APPROVE AGENDA ITEM (20-16) 621  
WASHINGTON AVENUE – PETITION OF NYCT MANAGEMENT, LLC –  
SEEKING A SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT A  
FOUR PUMP GAS STATION WITH A 150-SQ. FT. CASHIER BOOTH IN AN R-  
C ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. WITH THE EXCEPTION OF FUEL DELIVERY TRUCKS, ALL  
VEHICLES SHALL ONLY ENTER THE SITE FROM  
WASHINGTON AVENUE AND EXIT ONTO HIGHLAND**

**AVENUE IN ORDER TO FACILITATE TRAFFIC FLOW ON THIS SMALL PARCEL OF PROPERTY.**  
**2. DIRECTIONAL SIGNAGE MUST BE INSTALLED TO ENSURE MOTORISTS COMPLY WITH THE APPROVED TRAFFIC PATTERN.**

**FOR THE FOLLOWING REASON:**

**THE PROJECT AS APPROVED IS IN KEEPING WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5 OF THE ZONING REGULATIONS.**

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

### **APPROVAL OF MINUTES**

**May 26, 2020**

**\*\* COMMISSIONER CORDERO MOVED THE MINUTES OF MAY 26, 2020.**  
**\*\* COMMISSIONER CORDERO SECONDED.**  
**\*\* THE MOTION TO APPROVE THE MINUTES OF MAY 26, 2020 AS SUBMITTED PASSED WITH FOUR (4) IN FAVOR (FILOTEI, GRAVINA-HERNANDEZ, CORDEO AND MORENO) AND TWO (2) ABSTENTIONS (MORTON AND LABUFF).**

Mr. Buckley announced that Tom Fideli had resigned from the Commission.

### **ADJOURNMENT**

**\*\* COMMISSIONER MORTON MOVED TO ADJOURN.**  
**\*\* COMMISSIONER LABUFF SECONDED.**  
**\*\* THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 6:58 p.m.

Respectfully submitted,

S. L. Soltes  
Telesco Secretarial Services