

**PLANNING & ZONING COMMISSION  
ZOOM TELECONFERENCE  
MONDAY NOVEMBER 30, 2020**

**ATTENDANCE:** Mel Riley, Chairman; Reggie Walker, Secretary; Robert Morton; Kyle LaBuff; Carlos Moreno; Arturo Gravina-Hernandez; Bob Filotei; Cesar Cordero

Dennis Buckley, Zoning Official; Nicholas Sampieri, Zoning Inspector; Russell Liskov, City Attorney.

**OTHERS:** Chris DeAngelis; Bill Coleman, OPED Deputy Director; Max Perez, OPED; Council Member Maria Pereira; Council Member Rosalina Roman-Christy; Council Member Eneida Martinez; Council Member Ernie Newton; Council Member Mary McBride-Lee; Karen Simons; Sophia Morrison; Brian Brown; Tara; Jay Klein; Joseph Tola; Marian Whiteman; Marisol; Michael Manolakas; Pamela Elkow; Sophia Morrison; Nick Roussas; Atty. Ray Rizzio

**CALL TO ORDER**

The meeting was called to order by Commissioner Riley at 6:33 P.M. There was a quorum present. He then read the following statement into the record.

This meeting of the Planning & 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 Planning & Zoning Commission agenda has been online complying with the statute's normal earliest publication date in the Connecticut Post.

**CITY BUSINESS**

Attorney Rizzio had submitted two letters to the Commission. The first letter withdrew the application for item C-3 (20-25). The second letter requested that item C-1 (20-18) be continued until January 2021 and that item C-2 (20-19) be deferred until January of 2021.

- \*\* COMMISSIONER MORTON MOTIONED THAT ITEM C1 (20-18) BE CONTINUED AND ITEM C2 (20-19) BE DEFERRED UNTIL THE JANUARY MEETING.**
- \*\* COMMISSIONER WALKER SECONDED THE MOTION.**
- \*\* THE MOTION PASSED UNANIMOUSLY.**

**(20-27) 8-24**

**REFERRAL PETITION OF OFFICE OF PLANNING & ECONOMIC DEVELOPMENT (OPED) -REQUESTING UNDER SEC. 8-24 OF THE CONNECTICUT GENERAL STATUTE, A FAVORABLE RECOMMENDATION TO THE CITY COUNCIL REGARDING THE SALE OF THREE (3) CITY OWN PROPERTY (166-168 FOURTH ST., 1503 STATE ST. (REAR LOT), 33-35 LEE ST.)**

Senior Planner Max Perez from the Office of Economic Development came forward to speak on item 20-27 8-24. Commissioner Filotei asked for more information on the State Street part of the lot. Mr. Perez stated that it was a rare lot between two other properties, and they had come to an agreement with the property holders to acquire the land.

- \*\* COMMISSIONER FILOTEI MOTIONED TO SEND A FAVORABLE RECOMMENDATION FOR ITEM (20-27) 8-24 TO THE COMMON COUNCIL.**
- \*\* COMMISSIONER WALKER SECONDED THE MOTION.**
- \*\* THE MOTION PASSED UNANIMOUSLY.**

### CONTINUED BUSINESS

#### C-1 (20-18)

TEXT AMENDMENT (1862 EAST MAIN ST.) – PETITION OF 1862 EAST MAIN, LLC – SEEKING TO AMEND SEC. 4-11 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT TO ALLOW THE PLANNING & ZONING COMMISSION TO SELECT APPROPRIATE STRUCTURES FOR AN ADAPTIVE RE-USE IN ADDITION TO HISTORICAL AND ARCHITECTURALLY UNIQUE BUILDINGS.

This item was continued until the January 2021 meeting.

#### C-2 (20-19)

1862 EAST MAIN ST. – PETITION OF 1862 EAST MAIN, LLC – SEEKING AN ADAPTIVE RE-USE OF AN EXISTING COMMERCIAL BUILDING INTO A SELF-STORAGE FACILITY IN AN OR ZONE.

This item was deferred until the January 2021 meeting.

#### C-3 (20-25)

1827 BOSTON AVE. – PETITION OF DANIEL GHAZAL – SEEKING AN APPROVAL OF LOCATION FOR A PACKAGE STORE USE AND THE ISSUANCE OF A PACKAGE STORE LIQUOR PERMIT IN THE EXISTING RETAIL BUILDING IN AN O-R ZONE.

This item was withdrawn.

### NEW BUSINESS

#### (20-28)

940 BROAD ST. – PETITION OF GUISEPPE TOLA – SEEKING A SPECIAL PERMIT AND AN APPROVAL OF LOCATION TO ESTABLISH A CAFÉ LIQUOR USE AND THE ISSUANCE OF A CAFÉ LIQUOR PERMIT IN THE EXISTING ICE-CREAM AND GELATO SHOP IN THE DVD-CORE ZONE.

Mr. Guiseppe Tola came forwards to address the commission. He stated that he was in the process of opening up a gelato store at the address and wished to infuse some of the gelato with liquor for sale. He stated that anyone desiring to buy the infused product will need to be over the age of 21 and they will not be serving minors. He stated that he desired to be able to serve wine as well as part of the service. He will be using alcohol as a flavoring agent and will be serving beer/wine. Mr. Tola does not have any other restaurants like this. He will be providing seating for 20 people. There will be a company policy in place to check all I.D.'s even if the person is clearly over the age of 21.

Mr. Bill Coleman came forward to speak on item 20-28. He spoke favorably about the family and their impact of the neighborhood.

There was no one else who wished to speak in favor of item 20-28. There was no one who wished to speak against item 20-28.

**\*\* COMMISSIONER MORENO MOTIONED TO APPROVE ITEM 20-28 WITH THE FOLLOWING CONDITIONS:**

- 1) ALCOHOLIC BEVERAGES SHALL BE SERVED BY WAI STAFF FROM A COUNTER OR SERVICE BAR TO CUSTOMERS SEATED AT TABLES.
- 2) PETITIONERS SHALL FILE PLANS AND APPLICATION FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING (TENANT FIT-UP) PERMIT.

**FOR THE FOLLOWING REASONS:**

- 1) THE PROJECT AS APPROVED COMPLIES WITH THE SPECIAL PERMIT STANDARDS OF SEC. 14-4-4 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT.

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

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

**(20-29)**

**1285 BOSTON AVE. – PETITION OF GENERAL ELECTRIC COMPANY – SEEKING A RE-SUBDIVISION OF A 32.3 ACRE PARCEL OF VACANT LAND INTO 27.117 ACRE LOT TO ESTABLISH PARCEL C ALL THAT CERTAIN TRACT OF LAND BEING SITUATED ON THE NORTHERLY STREET LINE OF BOSTON AVENUE, IN THE CITY OF BRIDGEPORT, COUNTY OF FAIRFIELD AND STATE OF CONNECTICUT, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A CONCRETE MONUMENT BETWEEN LAND NOW OR FORMERLY LAKEVIEW CEMETERY ASSOCIATION AND LAND NOW OR FORMERLY GENERAL ELECTRIC COMPANY; THENCE RUNNING ALONG LAND OF SAID GENERAL ELECTRIC COMPANY AND SAID LAKEVIEW CEMETERY ASSOCIATION SOUTH 11°42'32" EAST A DISTANCE OF 402.03 FEET TO THE POINT AND PLACE OF BEGINNING; THENCE RUNNING LAND NOW OR FORMERLY GENERAL ELECTRIC COMPANY THE FOLLOWING TEN (10) COURSES AND DISTANCES: SOUTH 23°55'04" EAST A DISTANCE OF 34.24 FEET TO A POINT, SOUTH 03°36'51" WEST A DISTANCE OF 286.71 FEET TO A POINT, SOUTH 03°13'18" WEST A DISTANCE OF 189.81 FEET TO A POINT, SOUTH 02°10'33" EAST A DISTANCE OF 25.60 FEET TO A POINT, NORTH 72°43'15" EAST A DISTANCE OF 15.60 FEET TO A POINT, 22°47'28" EAST A DISTANCE OF 35.99 FEET TO A POINT, SOUTH 21°14'34" EAST A DISTANCE OF 26.34 FEET TO A POINT, SOUTH 20°09'23" EAST A DISTANCE OF 33.61 FEET TO A POINT, SOUTH 16°52'09" EAST A DISTANCE OF 35.61 FEET TO A POINT, SOUTH 09°41'23" EAST A DISTANCE OF 71.16 FEET TO A POINT ALONG THE NORTHERLY STREET LINE OF BOSTON AVENUE; THENCE RUNNING ALONG SAID BOSTON AVENUE THE FOLLOWING TWO (2) COURSES AND DISTANCES: ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 639.99 FEET, ARC LENGTH OF 209.52 FEET, CHORD BEARING OF NORTH 60°58'46" WEST AND CHORD DISTANCE OF 208.59 FEET TO A POINT, NORTH 51°36'02" WEST A DISTANCE OF 213.26 FEET TO A POINT OF THE SOUTHEAST CORNER OF LAND NOW OR FORMERLY LAKEVIEW CEMETERY ASSOCIATION; THENCE RUNNING ALONG SAID LAND OF LAKEVIEW CEMETERY ASSOCIATION NORTH 28°32'38" EAST A DISTANCE OF 585.64 FEET TO THE POINT AND PLACE OF BEGINNING. SAID PARCEL CONTAINING 109,960 SQUARE FEET OR 2.524 ACRES; AND PARCEL D ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATED ON THE WEST SIDE OF BOND STREET, IN THE TOWN OF BRIDGEPORT, COUNTY OF FAIRFIELD, AND STATE OF CONNECTICUT, BEING MORE PARTICULARLY BOUND AND DESCRIBED AS FOLLOWS; BEGINNING AT AN IRON PIN**

**FOUND BETWEEN LAND NOW OR FORMERLY GENERAL ELECTRIC COMPANY AND LAND NOW OR FORMERLY BRIDGEPORT HEALTHCARE REALTY, SAID IRON PIN BEING THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED: THENCE RUNNING ALONG LAND OF SAID BRIDGEPORT HEALTHCARE REALTY SOUTH 74°10'46" EAST A DISTANCE OF 437.95 FEET TO A DISK ALONG THE WESTERLY STREET LINE OF BOND STREET; THENCE RUNNING ALONG SAID STREET LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: SOUTH 16°13'55" WEST A DISTANCE OF 242.03 FEET TO A POINT, THENCE RUNNING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 15.63 FEET, CHORD BEARING OF SOUTH 61°00'11" WEST, AND CHORD DISTANCE OF 14.09 FEET TO A POINT: THENCE RUNNING THROUGH LAND NOW OR FORMERLY GENERAL ELECTRIC COMPANY THE FOLLOWING TWO (2) COURSES AND DISTANCES: NORTH 74°13'33" WEST A DISTANCE OF 426.08 FEET TO A POINT, SOUTH 15°46'27" WEST A DISTANCE OF 252.22 FEET TO AN IRON PIN AND THE POINT PLACE OF BEGINNING. SAID PARCEL CONTAINING 110.104 SQUARE FEET OR 2.528 ACRES IN AN I-L ZONE.**

Attorney Pamela Elkow, representing the General Electric company, came forward to speak on item 20-29. Ms. Marian Whiteman and Ms. Karen Simons were also present to represent General Electric. She provided a site map of the lot being discussed for the members of the board to see. She provided a history of the lot for the commission. She also provided an overview of the lot for the commission utilizing the site map she provided.

Commissioner Morton asked about the property located to the left of the lot on the map and if the property was owned by General Electric Company or not. Ms. Elkow stated that, though the property had used to be theirs, they had sold it in 2018 to a company planning to do construction at the location.

There were no further questions currently.

There was no one who wished to speak in favor of the application.

Council Member Maria Pereira wished to speak against the application. She stated that she had concerns about the layout of the trees on the map. She stated that an oddly shaped lot would need to be purchased before attempting to build a structure on the property. She also voiced concerns over historical flooding in the area. She also voiced concerns about the impact construction would have on the locals of the area regarding potential flooding.

Ms. Elkow stated that she had not been aware of potential flooding issues prior. She stated that they were just looking for a sub-division. Anyone seeking to do anything with the parcels will need site plan approval, building permits, and possible zone changes and variances.

Commissioner Morton asked what would happen to the water and dam on the property once the lot was sub-divided. Ms. Elkow pointed out that the dam was located at 1285 Boston Ave. which is currently owned by General Electric and, thusly, General Electric is currently responsible for maintaining the dam. It also currently owns the pond on the property. These are both part of the parcel that General Electric is retaining.

The public comment part of the presentation was closed.

**\*\* COMMISSIONER MORTON MOTIONED TO APPROVE ITEM 20-29 WITH THE FOLLOWING CONDITIONS:**

- 1) AN A-2 SURVEY MAP OF EACH NEW LOT MUST BE FILED ON THE LAND RECORDS OF THE CITY OF BRIDGEPORT.**

**FOR THE FOLLOWING REASONS:**

- 1) THE APPROVAL OF THIS SUBDIVISION WILL PROVIDE NEW DEVELOPMENT OPPORTUNITIES TO THE FORMER GENERAL ELECTRIC COMPANY CAMPUS.**

**\*\* COMMISSIONER FILOTEI SECONDED THE MOTION.**

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

**(20-30)**

**123 PARKVIEW AVE. – PETITION OF FERNANDO CAMPOS – SEEKING A SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 2-FAMILY DWELLING IN AN R-A ZONE AS APPROVED BY THE ZONING BOARD OF APPEALS ON JUNE 12, 2018.**

Mr. DeAngelis came forward to discuss item 20-30 on behalf of Fernando Campos. The lot is currently vacant and there is planning for a 2-family dwelling for the lot being done. A variance from the Zoning Board of Appeals has been granted for this use. He reviewed the changes that the Zoning Board of Appeals had requested for the lot. He provided the architectural plans for the lot and planned layout for the commission. He then reviewed them for the commission. The street is very steeply sloped causing issues, but they had fit the proposed dwelling as best as possible. An 800-foot radius map of the property was provided.

It was noted that it appeared that the lot had been cleared and work had already begun on the foundation.

Council Member Rosalina Roman-Christy came forward to speak against item 20-30. She stated that she was the council member who represented that district. She stated that a text to Dennis Buckley had been sent stating that Council Member McBride-Lee, District Leader Steven Nelson, and herself were opposed to item 20-30. She stated that the homes in the area were single-family homes and she was opposed to the construction of a multi-family homes in the area.

Commissioner Riley stated that this was beyond the scope of the Planning and Zoning Commission and they could only approve or disapprove of site plans. Approval for the project had already been granted by the Zoning Board of Appeals, and that the approval had been granted in 2018.

Council Member McBride-Lee came forward to speak against item 20-30. She stated that she wasn't opposed to having people build in the lot but desired that the area remains uniform and expressed concern that, if the building was built, the area would lose its uniformity.

There were no further people wishing to speak against item 20-30.

Mr. DeAngelis stated that both properties on either side of the proposed lot are two-family housing. He displayed the certified mailings receipts for the commission to see. Mr. Buckley noted that there were several conditions of approval given by the Zoning Board of Appeals as recommended by Diego Guevara, which have be incorporated into the construction project.

- \*\* COMMISSIONER LABUFF MOVED TO APPROVE AGENDA ITEM 20-30 AS SUBMITTED.**
- \*\* COMMISSIONER CORDERO SECONDED THE MOTION.**

Atty. Liskov reminded everyone that their objections would be limited to the site plan. Commissioner Filotei said that the site had already been disrupted without approval. Commissioner Gravina-Hernandez and Commissioner Walker agreed. Commissioner Filotei said that the foundation had already been poured. He went on to describe the abutting properties, which he felt was inconsistent with the neighborhood.

**\*\* THE MOTION TO APPROVE AGENDA ITEM 20-30 FAILED TO PASS WITH THREE (3) IN FAVOR (MORTON, LABUFF AND CORDERO) AND FOUR OPPOSED (WALKER, FILOTEI, GRAVINA-HERNANDEZ, RILEY).**

- \*\* COMMISSIONER FILOTEI MOVED TO DENY AGENDA ITEM 20-30 FOR THE FOLLOWING REASONS:**
  - 1) THE PETITIONER COMMENCED SITE WORK PRIOR TO RECEIVING AN APPROVAL OF THE SITE PLAN REVIEW.**

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

Commissioner Filotei stated that he was opposed because they preemptively excavated the foundation without permission.

**\*\* THE MOTION PASSED WITH FOUR (4) IN FAVOR (WALKER, FILOTEI, GRAVINA-HERNANDEZ, RILEY) AND THREE (3) OPPOSED (CORDEO, MORTON, AND LABUFF).**

The item was denied by the commission.

**(20-31)**

**1215 MAIN ST. (AKA 144 GOLDEN HILL ST.) – PETITION OF SOPHIE MORRISON – SEEKING A SPECIAL PERMIT, SITE PLAN REVIEW AND AN APPROVAL OF LOCATION FOR A CAFÉ LIQUOR PERMIT AND THE ISSUANCE OF A CAFÉ LIQUOR LICENSE IN THE PROPOSED RESTAURANT IN THE DVD-CORE ZONE.**

Ms. Sophia Morrison came forward to address the Commission. She stated that she desired to open a Jamaican restaurant that was dine-in and has a full-service bar. She stated that she does not have prior experience owning and operating a restaurant. She stated that she had been laid-off from her prior job and was moving forwards on her dream of owning a restaurant. She does not have prior experience with a liquor permit and that she will be the permittee.

The floor plan has a different address than the one submitted. Ms. Morrison stated that she had used her own address as she wanted the mail to arrive there as she did not have access to the building yet. There is currently no one at the location to collect the mail. There is a property survey of the lot and is correct. The main entrance will be on Main Street and not Golden Hill. There are no plans for live entertainment. About forty, (40), people are planned to be seated with an additional nine, (9), at the bar. Ms. Morrison stated that she planned to be open for both lunch and dinner. It was pointed out that Ms. Morrison had forgotten to sign her application.

There was no one who wished to speak in favor of the application.

There was no one who wished to speak in opposition to the application.

**\*\* COMMISSIONER CORDERO MOTIONED TO APPROVE ITEM 20-31 WITH THE FOLLOWING CONDITIONS:**

- 1) PETITIONERS SHALL FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING (TENANT FIT-UP) PERMIT.
- 2) ANY TYPE OF LIVE ENTERTAINMENT AT ANY TIME FOR ANY REASON IS STRICTLY PROHIBITED.

**\*\* COMMISSIONER FILOTEI SECONDED THE MOTION.**

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

**(20-32)**

**444 & 458 EAST MAIN ST. AND 34 & 40 CEDAR ST. – PETITION OF FOCUS POINTE, LLC –  
SEEKING AN ADAPTIVE REUSE OF THE 3-STORY MIXED USE BUILDING WITH 12 ON-SITE PARKING  
SPACES IN AN OR ZONE.**

Atty. Charles Willinger came forward to address the commission and represent Focus Pointe, LLC. Copies of the location survey were provided for the commission. He reviewed the site layout for the commission. The building being petitioned for adaptive reuse is a historic building. The application seeks to preserve the building and enhance the historical elements of the building. Several reports were provided for the commission including a WTCA report that stated that there were no issues with the site.

There was a city engineer's report from May 26<sup>th</sup> that made several recommendations as conditions of approval prior to the issuance of the building permit. The engineer's concerns had been addressed by the petitioners engineering expert to the satisfaction of the city engineer.

A letter from September 9, 2020 was also provided which detailed the city engineer's response.

The final report was from the Fire Marshal. Originally the Fire Marshal thought that the eight apartments, four on the second and four on the third, were more than 125 feet from the exit. The architect had filed with the Fire Marshal his own calculations noting that each apartment was 112 to 124 feet away from an exit. The building had been designed specifically so that no additional exits were necessary.

Atty. Willinger stated that they had tried the prior week to contact the Fire Marshal but could not contact him. There is currently no requirement for an additional exit.

Mr. Chris Hall came forward to address the commission. Mr. Hall is the architect for the site responsible for the current plans. He proceeded to walk through the concepts of the building for the commission. He noted that the first floor of the building is being utilized for commercial use. He then discussed the apartments on the second and third floor. Slides were displayed showing various features of the building. Discussion followed.

*Disconnect at 8:01 P.M.*

*Rejoined at 8:05 P.M.*

Commissioner Filotei asked if Cedar Ave. was a one-way street. This was confirmed. Commissioner Filotei expressed concern over the parking situation on Cedar Ave.

There were no further questions currently.

Mr. Coleman came forwards to speak in favor of the application. He stated that a concept review had been completed by the City's Office of Planning and Economic Development. The building's status on the local historic district report has been confirmed.

**\*\* COMMISSIONER MORENO MOTIONED TO APPROVE CONDITIONALLY ITEM 20-32 WITH THE FOLLOWING CONDITIONS:**

- 1) PETITIONERS SHALL FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATION OF ZONING COMPLIANCE AND A BUILDING PERMIT.**

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

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

**(END OF PUBLIC HEARING)**

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

**APPROVAL OF OCTOBER 26, 2020 minutes**

**\*\* COMMISSIONER LABUFF MOTIONED TO ACCEPT THE MINUTES AS SUBMITTED.**

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

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

**ADJOURNMENT**

**\*\* COMMISSIONER LABUFF MOTIONED TO ADJOURN.**

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

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

*The meeting adjourned at 8:16 P.M.*

Respectfully submitted,

Ian A. Soltes

Telesco Secretarial Services.