

CITY OF BRIDGEPORT  
PLANNING & ZONING COMMISSION  
ZOOM MEETING  
AUGUST 30, 2021

**ATTENDANCE:** Mel Riley, Chairman; Robert Morton; Bob Filotei; Cesare Cordero; Kyle LaBuff; Carlos Moreno

**STAFF:** Dennis Buckley, Zoning Official; Nicholas Sampieri; Zoning inspector; Russell Liskov, City Attorney

**OTHER:** Lynn Haig, Planning Director; Max Perez, OPED Senior Planner; Deb Shields, East End NRZ; Edward Lavernoich, BEDCO; Enock Parker; Faith L; Gene Jewell; Ajay Singh; Kinsuk S; Martha Judd; Atty Patricia Sullivan; Atty. Ray Rizio; Richard; Rosita Williams; Suz King; Syed Ali; Tiago Silva; Valerie Wilson; Atty. Christopher Russo

**CALL TO ORDER**

Chairman Riley called the meeting to order at 6:31 P.M. There was a quorum present.

Chairman Riley read the following statement into the Record: 'This meeting of the Planning & Zoning Commission complies with the governor's executive order 7-B as it relates to web-based media. Therefore, the in-person meeting is eliminated if a person can participate by phone or video in real time. Also, the return receipt of notification to abutting property owners has been relaxed. If the agenda for tonight's meeting has been online for the state statute normal earliest publication in the Connecticut Post. This agenda was placed online on August 17. With which complies with that requirement. This meeting is being recorded to comply with the Open Meeting requirements and will be available on the City's webpage immediately following tonight's meeting.'

Two letters were read into the record. The first was from Atty. Russo regarding item C-1 (21-29) requesting it be deferred for a special grant cycle interview and be continued to September 27, 2021. They waive any statutory requirements or timeframes about the public hearing.

The second letter was from Atty. Patricia Solomon regarding item (21-30) requesting it be deferred to September 27, 2021.

**\*\* COMMISSIONER MORTON MOTIONED TO CONTINUE ITEM C-1 (21-29) UNTIL THE MEETING OF SEPTEMBER 27, 2021.**

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

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

**\*\* COMMISSIONER MORENO MOTIONED TO CONTINUE ITEM (21-30) UNTIL THE MEETING OF SEPTEMBER 27, 2021.**

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

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

C-1 (21-29)

2800 MAIN ST. – PETITION OF HARTFORD HEALTHCARE-ST. VINCENT’S MEDICAL CENTER – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE PLACEMENT OF AN 199.16-SQ. FT. SIGN ON THE ROOF OF THE EXISTING HOSPITAL BUILDING IN AN MU-EM ZONE.

This item was deferred until the meeting of September 27, 2021.

(21-30)

547 NORTH AVE. – PETITION OF 547 N AVE BRIDGEPORT REALTY LLC – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO ESTABLISH AN 850-SQ. FT. CONVENIENCE STORE WITHIN THE EXISTING GAS STATION BUILDING IN AN I-L ZONE. (REQUEST TO BE DEFERRED TO SEPTEMBER 27, 2021)

This item was deferred until the meeting of September 27, 2021.

(21-31)

152, 156, 166 WILMOT AVE. – PETITION OF WILMOT AVE LLC – SEEKING A ZONE CHANGE FOR A PORTION OF THE PROPERTY THAT IS IN AN R-BB ZONE TO AN I-L ZONE BEGINNING AT A POINT ON THE EASTERLY STREET LINE OF WILMOT AVENUE, SAID POINT BEING THE SOUTHWESTERLY MOST POINT OF LAND NOW OR FORMERLY OF MICHAEL CUNDIFF SR. (#174 WILMOT AVENUE) AND THE NORTHWESTERLY MOST CORNER OF LAND HEREIN DESCRIBED: THENCE ALONG THE LAND NOW OR FORMERLY OF MICHAEL CUNDIFF SR. (#174 WILMOT AVENUE) AT A BEARING OF N 71°12'26" E A DISTANCE OF 187.20' TO A POINT; THENCE ALONG THE LAND NOW OR FORMERLY OF ALEX D. AFRIFA (#137 HOLLISTER AVENUE), LAND NOW OR FORMERLY OF 79 LANSING, LLC (#127 HOLLISTER AVENUE), AND LAND NOW OR FORMERLY OF PAULETTE COUNCIL (#123 HOLLISTER AVENUE) AT A BEARING OF S 19°26'29" E A DISTANCE OF 145.70' TO A POINT; THENCE ALONG THE LAND NOW OR FORMERLY OF MBS INVESTMENTS, LLC (#95 HOLLISTER AVENUE) AT A BEARING OF S 74°26'49" W A DISTANCE OF 61.40' TO A POINT; THENCE ALONG THE LAND NOW OR FORMERLY OF ENGLISH CHAPEL CATHEDRAL OF MIRACLES UNIFIED FREEWILL BAPTIST CHURCH, INC. (#130-150 WILMOT AVENUE) AT A BEARING OF S 73°42'14" W A DISTANCE OF 102.65' TO A POINT; THENCE ALONG THE EASTERLY STREET LINE OF WILMOT AVENUE AT A BEARING OF N 18°47'34" W A DISTANCE OF 137.75 FEET TO THE POINT OF BEGINNING. SAID PROPERTIES HAVE A COMBINED AREA OF 23060+ SQUARE FEET (0.53 + ACRES) AND IS MORE PARTICULARLY DEPICTED ON A MAP ENTITLED: "IMPROVEMENT LOCATION SURVEY AND TOPOGRAPHIC SURVEY PREPARED FOR JAMES MONTELBANO 152, 156 & 166 WILMOT AVENUE BRIDGEPORT CONNECTICUT". SCALE: 1" = 10'. DATE: MARCH 19, 2021.SAID MAP PREPARED BY CABEZAS DEANGELIS LLC, AND ALSO SEEKING A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO CONVERT EXISTING BUILDING TO SOME TYPE OF WHOLESALE TRADE BUSINESS IN AN I-L ZONE AND THE PROPOSED I-L ZONE AND COASTAL AREA.

Atty. Rizio came forward to discuss this item. He requested this item be deferred due to there being only six members in attendance.

- \*\* COMMISSIONER LABUFF MOTIONED TO DEFER ITEM (21-31) UNTIL SEPTEMBER 27, 2021.
- \*\* COMMISSIONER MORENO SECONDED THE MOTION.
- \*\* THE MOTION PASSED UNANIMOUSLY.

(21-32)

**105 ISLAND BROOK AVE. – PETITION OF BENJI WAY & WOOF LLC – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A DOG DAYCARE AND BOARDING BUSINESS IN THE EXISTING COMMERCIAL BUILDING IN AN I-L ZONE AND COASTAL AREA.**

Mr. Kinsuk Shah came forward to present this item. He is one of the two owners of the franchise and is seeking to establish a location in Bridgeport. They are looking to open a dog daycare, boarding, and grooming facility at the location. They require both indoor and outdoor space. He provided a letter with the reasons for the special permit standards to the Commission. There are currently no approved kennels or boarding facilities in Bridgeport. The special permit will have no impact on future development as they are not making any new buildings or site modifications to the existing facility. They are not changing the existing building height in bulk at all. They will have adequate fencing and neighboring properties will not be impacted negatively. They have provided adequate notification to surrounding properties. All property drainage will meet the current standards and guidelines. They will use a private waste disposal facility. The noise level will be in line with other businesses in the area. He also reviewed the parking requirements for employees.

They are expecting to have between 60 and 70 animals at the facility for overnight stay. The daily stay should be in the same range.

Commissioner Morton asked where the outdoor play area would be.

Mr. Shah said it would be behind the building and is approx. 1,500 to 2,000 square feet in size. It will be separated into three separate yards for dogs of different sizes.

Commissioner Morton asked about how parking for the customers would work.

Mr. Shah said that they'd utilize street parking and there was additional parking in front of the building.

Commissioner Morton asked if they had plans to repair the sidewalk in front of the building.

Further questions followed regarding the layout of the facility that were answered to the satisfaction of the Commission. The building is currently being used to store construction equipment.

Mr. Shah said that they did.

Chairman Riley asked why they were interested in this kind of business.

Mr. Shah said they had been pet owners for all of their lives. They had noticed it was hard to find pet care services when traveling and that Bridgeport had many 24-hour workers who would benefit from pet care services. They have prior retail experience as well. They will not be engaging in the breeding or sale of pets, only boarding, daycare, and grooming services.

No one wished to speak in favor of this application.

No one wished to speak in opposition to this application.

**\*\* COMMISSISONER CORDERO MOTIONED TO APPROVE APPLICATION 21-32 WITH THE FOLLOWING CONDITIONS:**

1. THE APPROVED SERVICES OFFERED SHALL BE FOR GROOMING, BOARDING AND OVERNIGHT CARE.
2. BREEDING AND SALE OF DOGS IS STRICTLY PROHIBITED.
3. RETAIL SALE ITEMS SHALL BE LIMITED TO NON-PERISHABLE PRODUCTS SUCH AS COLLARS, MUZZLES, LEASHES, ETC.
4. THE LEASE AGREEMENT FOR EXCESS PARKING AT 169 ISLAND BROOK AVENUE FOR 15 CARES SHALL REMAIN IN EFFECT AS LONG AS THIS BUSINESS IS IN OPERATION AT THIS PARTICULAR ADDRESS.
5. THE PETITIONER SHALL FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.
6. THE CONCRETE SIDEWALK FRONTING THE SUBJECT PREMISES SHALL BE REPLACED WITH THE ENGINEERING DEPARTMENT'S SPECIFICATIONS.

**FOR THE FOLLOWING REASONS:**

1. THE PROJECT AS PRESENTED AND APPROVED BY THE COMMISSION 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 DOES NOT CREATE ANY UNACCEPTABLE ADVERSE IMPACTS ON THE COASTAL AREA.

**\*\* COMMISSIONER MORTON SECONDED THE MOTION.**

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

**(21-33)**

**141 NORTH AVE AND 196, 218, 226, 234 ISLAND BROOK AVE. – PETITION OF 141 N AVE LLC – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE CONVERSION OF TWO MANUFACTURING BUILDINGS INTO A SELF-STORAGE FACILITY IN AN I-L ZONE AND COASTAL AREA.**

Atty. Raymond Rizio came forward to discuss this item. The client purchased the property from the prior owner. The property was subject to an environmental cleanup. They are trying to convert a manufacturing facility to a self-storage facility. The property is 3.8 acres. The client is seeking approval, a special permit, and site plan review for the rear of the property. Atty. Rizio reviewed the layout of the property for the Commission. The property is a two-story office building. The client has completely cleaned up the property. The proposed design gives them the flexibility to keep retail and office space in the front. The location has been a warehouse and manufacturing facility since the 1950's. It has no ability to accommodate retail due to parking limitations. There will be 900 units max on-site.

Atty. Rizio then provided the floor plan for the location for the Commission. It will have easy access to route 25 and I-95. There will be 2-3 employees on-site. There will be enough parking to accommodate

the employees and customers though not enough for retail use. In this instance a special permit use and the site plan are compatible and comply with the master plan. The area has always been zoned industrial and will continue to be zoned for industrial use. There will not be long-term detrimental effects on the area, and it is a low-intensity traffic use.

Chairman Riley asked how they would ensure that the building remained office/retail.

Atty. Rizio said they couldn't change anything about the building without the permission of the Commission.

Chairman Riley asked if they'd agree to not having rental trucks on-site.

Atty. Rizio said that they would agree to that. They are not looking to turn the parking lot into a truck rental facility.

Chairman Riley asked how many dedicated parking spaces there would be and if it would be wise to parcel the North Avenue building to look like retail office.

Atty. Rizio suggested that they could limit the spaces where people could park to address the latter concern and that there were 16 spaces possible.

No one wished to speak in favor of this application.

No one wished to speak in opposition to this application.

**\*\* COMMISSIONER FILOTEI MOTIONED TO APPROVE ITEM 21-33 WITH THE FOLLOWING CONDITIONS:**

- 1. ANY TRUCK, STORAGE POD RENTALS, OR SALE ACTIVITY IS STRICTLY PROHIBITED.**
- 2. ALL PARKING RELATED TO THE STORAGE FACILITIES SHALL BE PROVIDED THROUGH THE ISLAND BROOK AVENUE FRONTAGE.**
- 3. THE 60-PARKING SPACES PROVIDED FOR THE OFFICE BUILDING FRONTING NORTH AVENUE SHALL BE CLEARLY IDENTIFIED AND NOT FOR USE BY STORAGE FACILITY EMPLOYEES OR CUSTOMERS.**
- 4. THE PETITIONER SHALL FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.**

**FOR THE FOLLOWING REASONS:**

- 1. THE PROJECT AS PRESENTED AND APPROVED BY THE COMMISSION 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 DOES NOT CREATE ANY UNACCEPTABLE ADVERSE IMPACTS ON THE COASTAL AREA.**

**\*\* COMMISSIONER MORTON SECONDED THE MOTION.**

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

(21-34)

**430, 440, 448, 454 BUNNELL ST. – PETITION OF NANO SOLUTIONS, LLC – SEEKING A SPECIAL PERMIT: A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A NEW 14,800-SQ. FT. MANUFACTURING FACILITY IN AN I-L ZONE AND COASTAL AREA.**

Mr. Ajay Singh came forward to discuss this item. He is the owner and founder of Nano Solutions. They are applying for a permit to build a new 14,800 square foot manufacturing facility. Their company specializes in technical ceramics that are used in electronics for the silicon industry. Their current manufacturing plant is located at 65 Holly Avenue in Bridgeport. The reason for this new building is to have a high-tech manufacturing plant that conforms to the requirements of their customer base and meets the standards of the semiconductor industry and to have space for their business to grow in the future. They are a low-impact manufacturing business. They currently employ 12 employees and expect to double their business in the next few years.

Chairman Riley asked if the employees would be skilled employees.

Mr. Singh said they are graduates of the Luciana Community College manufacturing program with several graduates from the University of Bridgeport as engineers.

Chairman Riley asked if this would be a clean location.

Mr. Singh said that one of the reasons they want to build a new facility is conform to the requirements of semiconductor industry and that requires rather clean spaces.

There were no further questions from the Commission.

Two letters from Mr. John Goucher were read into the record. The first is regarding 430, 440, and 448 Brunel Street. They have reviewed it for consistency with the Connecticut Coastal Management 8-act policies and have no comments for the P&Z Commission's consideration.

The second had Mr. Goucher voicing concerns about the feasibility of the project as well as an engineering issue about the green charge system to the sewer.

A representative for Bridgeport Economic Development Corporation came forward to speak in favor of this application. They are under contract to sell this property to Dr. Singh. He said that the company had been carefully vetted by the Bridgeport Economic Development Corporation and the Office of Planning & Economic Development.

No one wished to speak in opposition to this application.

**\*\* COMMISSIONER MORTON MOTIONED TO APPROVE APPLICATION 21-34 WITH THE FOLLOWING CONDITIONS:**

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

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

FOR THE FOLLOWING REASONS:

1. THE PROJECT AS PRESENTED AND APPROVED BY THE COMMISSION 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 DOES NOT CREATE ANY UNACCEPTABLE ADVERSE IMPACTS ON THE COASTAL AREA.

**\*\* COMMISSIONER MORENO SECONDED THE MOTION.**

Chairman Riley said they had a problem with the presentation. He said it was for a special permit and they did not address the special permit standards and they had turned down a prior application for the same reason.

A member of the Commission said he had addressed some of the issues, talked with the neighbors, had no economic impact, and there wouldn't be any more traffic.

**\*\* THE MOTION PASSED WITH FIVE IN FAVOR (MORTON; FILOTEI; CORDERO; LABUFF; MORENO) AND ONE ABSTENTION (RILEY).**

**(21-35)**

**195, 199, 205 POPLAR ST. – PETITION OF PRO TECH HOME, LLC – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 5-UNIT TOWNHOUSE APARTMENT BUILDING IN AN R-C ZONE.**

Mr. Tiago Silva came forward to discuss this item. This is a townhouse style residential building. They went to the Bridgeport Design Commission and did not get approval. The lot is currently empty. They desire to build a five-unit building on the lot. Some modifications have been approved. Garages will be installed underneath, and the building will have 1,200 square feet. Mr. Silva provided a site layout plans for the Commission.

Chairman Riley asked if there will be handicapped accessible units.

Mr. Silva said there would be one handicapped-accessible unit.

Commissioner Morton asked how many bedrooms would be in each unit.

Mr. Silva said there would be two bedrooms in each unit.

No one wished to speak in favor of this application.

No one wished to speak in opposition to this application.

Mr. Dennis Buckley said that at the conclusion of every design review meeting Ms. Lynn Haig was emphatic about recommending the applicant get involved with the NRC.

**\*\* COMMISSIONER CORDERO MOTIONED TO APPROVE APPLICATION 21-35 WITH THE FOLLOWING CONDITIONS:**

1. THE PROPERTY SHALL BE DEVELOPED IN STRICT ACCORD WITH THE PLANS SUBMITTED TO AND APPROVED BY THE COMMISSION.
2. THE PETITIONER SHALL FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.
3. AN A-2 SURVEY MAP, COMBINING ALL 3-LOTS INTO ONE PARCEL OF PROPERTY MUST BE FILED ON THE LAND RECORDS OF THE CITY OF BRIDGEPORT.

**FOR THE FOLLOWING REASONS:**

1. THIS PROJECT WILL PROVIDE NEW RENTAL UNITS IN AN OLDER NEIGHBORHOOD OF THE CITY.
2. 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.

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

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

**(21-36)**

**1705 FAIRFIELD AVE. – PETITION OF RJYZ BRIDGEPORT, LLC – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 1,880-SQ. FT. COFFEE SHOP/FAST FOOD RESTAURANT WITH A DRIVE-THRU FACILITY ON THE EXISTING LOT UNDER DEVELOPMENT IN AN I-L ZONE.**

Atty. Raymond Rizio came forward to discuss this item. This proposal comes in two parts. The first part, which was approved by the Commission, approved an O'Reilly Auto Parts despite its location in an industrial zone. It is currently under construction. They have also worked with the neighboring charter school to deal with any problems. He reviewed the details of the approval for the Commission.

They also desire to build a Starbucks in the area. An 1,800 by 80 square foot drive through Starbucks has been designed. It will have its own circulation entrances. There are driveway restrictions because of the one-way nature of the properties. A variance from the Z.B.A. was acquired. There are 27 parking spaces for an 1800 square foot property. Atty. Rizio presented and reviewed the site plan for the Commission. Due to O'Reilly's and Starbucks having different peak times they can share their parking spaces easily. They have been to the various departments and there has been no issue with the WPC-I. He further reviewed the details and layout of the site and its relation to O'Reilly Auto parts. They have built in adequate safeguards. There will be no impact on Long Island Sound. They are not adjacent to a residential district. There will likely be a rise in property values in the area. There have been no negative comments from the engineering staff.

Commissioner Filotei asked if this was a company store or a franchise.



Atty. Rizio responded that it would be a company-owned store.

Commissioner Filotei asked about the patio on the site plan.

Atty. Rizio reviewed the details of the patio and said it couldn't be a large patio due to the impact on parking spaces.

Chairman Riley expressed concern over the amount of traffic and parking that would be generated as a result of this business.

Atty. Rizio said they exceeded the minimum requirement for the number of parking spaces. He added that requiring more room, which they couldn't manage, could potentially end the deal. He added that Mr. Coleman had reviewed the site and written a letter in favor of the application. They also have enough space for between 15 to 20 cars to stack up for the drive through.

Commissioner Cordero asked if O'Reilly's and Starbucks would share the same entrance.

Atty. Rizio said they would.

Commissioner Cordero asked if they could do a double lane -wrapping around the building.

Atty. Rizio said they would need to eliminate all parking along the drive-through area and would need three lanes as a result.

Chairman Riley requested that they install directional signs to guide people.

Atty. Rizio said that they would agree to that.

No one wished to speak in favor of this application.

No one wished to speak in opposition to this application.

**\*\* COMMISSIONER MORTON MOTIONED TO APPROVE APPLICATION 21-36 WITH THE FOLLOWING CONDITIONS:**

- 1. THIS PORTION OF THE PROPERTY SHALL BE DEVELOPED IN STRICT ACCORD WITH THE PLANS SUBMITTED TO AND APPROVED BY THE COMMISSION.**
- 2. THE PETITIONER SHALL FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.**

**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.**

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

**(21-37)**

**TEXT AMENDMENT (2800 MAIN ST) – PETITION OF SVMC HOLDINGS, INC – SEEKING TO AMEND A NEW SEC. 11-7-3J TO THE CITY OF BRIDGEPORT ZONING REGULATIONS REGARDING ON-PREMISE ID ROOF SIGNS ON HOSPITAL BUILDINGS THAT ARE EIGHT STORIES AND ABOVE IN THE MU-EM ZONE.**

Atty. Raymond Rizio came forward to discuss this item. He pointed out that roof signs have evolved over the years. As such the current sign for the Medical Center is considered too small by the hospital. Roof signs are limited to 3' in height currently. This is inadequate for an 8-story building. Atty. Rizio reviewed the various uses for signage on hospitals for the Commission. The signs cannot be used to advertise and can only be used to identify the building. The regulation will only be good until the new regulations are put together. It will only apply to mixed used educational/medical zone and UVM and only located for on-premises roof signs located on hospital buildings of at least 8 stories. It will be active for the next 3-4 months. Atty. Rizio then reviewed the text amendment for the Commission. He pointed out that a 3' high sign on an 8-story building is small and barely visible. Additionally, it will not be used for advertisement. He believes the text amendment will be limited in scope for buildings. If approved they will move forward to a special permit application next month.

Chairman Riley said they would likely have a meeting in September or October regarding the zoning regulation re-write. He questioned if the amendment was necessary and not just effective spot-zoning. He suggested waiting till the re-write especially since it could include other buildings then. He felt like it was trying to be done in a rush that wasn't needed.

Atty. Rizio said they didn't know how the regulations would be changed or what legal contests would be coming forward or how much delay there would be. He proceeded to read a letter to the commission which highlighted how the signage was essential and necessary for hospital buildings. He pointed out that the amendment would only be in existence until the new regulations were approved.

Chairman Riley pointed out that there was only one other hospital in Bridgeport and, thusly, only one other place where the amendment could apply.

Commissioner Morton said he had an issue with specific entities coming in and wanting to make changes to zoning regulations. He wanted to hear from Planning & Economic Development first.

It was suggested that the item be continued for now.

*Commissioner LaBuff recused himself due to a conflict of interest at 8:55 P.M.*

Chairman Riley pointed out that, with Commissioner LaBuff recused, the application could not go forward.

**\*\* COMMISSIONER MORTON MOTIONED TO CONTINUE APPLICATION 21-37 UNTIL THE MEETING OF SEPTEMBER 27, 2021.**

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

**\*\* THE MOTION PASSED WITH FIVE IN FAVOR (RILEY; MORTON; FILOTEI; CORDERO; MORENO).**

*Commissioner LaBuff returned to the meeting at 8:57 P.M.*

**(21-38)**

**288 KNOWLTON ST. – PETITION OF G & S PRODUCE DIRECT, LLC – SEEKING AN ADAPTIVE REUSE OF A FORMER SODA BOTTLING PLANT CONSTRUCTED IN 1910 TO CONVERT TO A 4,360-SQ. FT. EAT-IN/TAKEOUT RESTAURANT WITH A CAFÉ BEER AND WINE LIQUOR PERMIT IN AN MU-LI ZONE AND COASTAL AREA.**

Atty. Raymond Rizio came forward to discuss this item. The location was previously a seafood take out restaurant and is currently operated as a Spanish Cuisine take-out restaurant with limited seating. They want to make it a full-service restaurant with a Café Beer & Wine Liquor Permit. He provided a map and site layout of the site for the Commission. He also provided a letter from Mr. Coleman stating that this site was part of the register of the City of Bridgeport Historic Buildings and was constructed in 1910. The property meets the adaptive reuse criteria established under Section 12. The applicant is a successful business owner, and the granting of the application will allow them to continue to thrive, grow, and support the community. He said the property was over 100 years old and worth preserving.

Atty. Rizio provided the floor plan for the Commission. This will not be a club and will remain a restaurant. There will be appx. 30 people on-site. There is more than adequate parking. While it will serve wine and beer it will not turn into a bar. All beverages would be served by staff as there would be no consumer or service bar. The proposed application is in line with the master plan.

Commissioner Morton asked if they were planning to change the façade of the building.

Atty. Rizio responded that they were not planning on doing so as they were simply expanding their business, not constructing a new building. The current building is clean, fits in, and is conforming.

Chairman Riley asked if the adaptive reuse would apply to allow them to change the entire property.

Atty. Rizio responded that it would not, and it only applied to the property as submitted so they could not turn it into a 10,000 square foot restaurant.

No one wished to speak in favor of this application.

No one wished to speak in opposition to this application.

Commissioner Filotei said that this was a positive example of something they'd want to have happen with adaptive re-use.

**\*\* COMMISSIONER FILOTEI MOTIONED TO APPROVE APPLICATION 21-38 FOR ADAPTIVE RE-USE WITH THE FOLLOWING CONDITIONS:**

- 1. THE PETITIONER TO SUPPLY THE ZONING DEPARTMENT WITH THE DIMENSIONS OF THE AREA**

THAT WILL BE USED TO STORE AND PREPARE THE BEER AND WINE WHICH WILL BE SERVED TO THE PATRONS.

2. THE PETITIONER TO COMPLY WITH ALL OF THE ADAPTIVE RE-USE REQUIREMENTS AS STATED IN SEC. 12-15 OF THE ZONING REGULATIONS

FOR THE FOLLOWING REASONS:

1. THE PROJECT AS APPROVED COMPLIES WITH THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT
2. THE ETHNIC NEIGHBORHOOD RESTAURANT USE IS A MORE PRACTABLE USE FOR THIS UNIQUE HISTORIC BUILDING

**\*\* COMMISSIONER MORENO SECONDED THE MOTION.**

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

**(END OF PUBLIC HEARING)**

**OTHER BUSINESS**

**OB 1: 21-39**

**STREET WIDENING AND STREET NARROWING REQUESTING UNDER SECTION 8-24 OF THE CONNECTICUT GENERAL STATUTES: A FAVORABLE REPORT OF THE PLANNING & ZONING COMMISSION REGARDING THE MODIFICATION OF THE CURB-TO-CURB WIDTH OF NORTH WASHINGTON AVENUE AND CROWN STREET.**

Ms. Lynn Hague came forward to discuss this item. She was present to request the favorable approval of the 8-24 for curb-to-curb modification of North Washington Avenue and Crown Street. The Pequonnock River Trail begins at the Newtown border and traverses through Monroe and comes to Bridgeport ends at Crown Street. They are in the process of finalizing the design so it can connect from Beardsley Park to Seaside Park. They wish to widen Crown Street for bike lanes for safety purposes as a result. She reviewed the layout of the street for the Commission. They also plan to extend the sidewalks on North Washington Ave. The current vehicular lanes will be narrowed a small amount to accommodate this.

**\*\* COMMISSIONER MORTON MOTIONED TO SUPPORT ITEM OB: 21-39.**

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

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

**OB 2: 21-40**

**REPORT REQUESTING UNDER SECTION 8-24 OF THE CONNECTICUT GENERAL STATUTES A FAVORABLE REPORT TO THE CITY COUNCIL REGARDING THE SALE OF CITY-OWNED PROPERTY AT 1564 SEAVIEW AVE.**

Mr. Max Perez came forward to discuss this item. The City of Bridgeport is looking to dispose of this property. They are looking to run a request for proposal to find a developer to reposition this property.

- \*\* COMMISSIONER CORDERO MOTIONED GIVE A FAVORABLE 8-24 RECOMMENDATION FOR ITEM OB: 21-40.**
- \*\* COMMISSIONER MORTON SECONDED THE MOTION.**
- \*\* THE MOTION PASSED UNANIMOUSLY.**

**CONSENT AGENDA**

There were no items on the consent agenda at this time.

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

Commissioner Filotei said they needed to have a public meeting for the zoning re-write. He felt the need for a separate meeting due to the length of regular meetings. The nearest likely date will be October 13 and a Wednesday. If this date is unacceptable it will need to be the following week due to time constraints.

The Commissioners each voiced their availability and approval of the date. They also said they would check for alternate dates should October 13<sup>th</sup> not be viable.

**APPROVAL OF MINUTES**

**MINUTES OF JUNE 28, 2021**

- \*\* COMMISSIONER FILOTEI MOTIONED TO APPROVE THE MINUTES OF JUNE 28, 2021 AS SUBMITTED.**
- \*\* COMMISSIONER MORENO SECONDED THE MOTION.**
- \*\* THE MOTION PASSED UNANIMOUSLY.**

**ADJOURNMENT**

- \*\* COMMISSIONER FILOTEI MOTIONED TO ADJOURN.**
- \*\* COMMISSIONER MORTON SECONDED THE MOTION.**
- \*\* THE MOTION PASSED UNANIMOUSLY.**

*The meeting adjourned at 9:28 P.M.*

Respectfully Submitted,  
Ian A. Soltes  
Telesco Secretarial Services