



**CITY OF BRIDGEPORT  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
NOVEMBER 1, 2022**

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

**ATTENDANCE:** Mel Riley, Chairman; Cesar Cordero, Johanna Dorgan, Robert Filotei, Kyle LaBuff, Jacqueline Martoral, Carlos Moreno

**STAFF:** Paul Boucher, Zoning Department, Jackson Strong, Design Coordinator

**CALL TO ORDER**

Commissioner Riley called the meeting to order at 6:38 p.m. He then introduced the Commissioners seated. A quorum was present.

**CITY BUSINESS**

**(22-45) 8-24 Referral – Petition of the Office of Planning & Economic Development (OPED) – Requesting under Sec. 8-24 of the CT General Statutes a favorable report to the City Council for the discontinuance of sections of Lafayette Street and University Avenue to accommodate the completion of the construction of the new Bassick High School.**

Ms. Lynn Haig, the Director of Planning, came forward to request a favorable report for the City Council regarding the Bassick High School. She explained that the new high school would be built over the abandoned portion of the street and the remaining portion of the street will become a cul de sac. There were only two concerned parties, the City and the University of Bridgeport,

Commissioner Riley asked why this issue wasn't done before. Ms. Haig said that it was housekeeping since the street was already blocked off due to the construction.

**CONTINUED BUSINESS**

**C-1 (22-34) 427 Chopsey Hill Rd. – Petition of Habitat for Humanity of Coastal Fairfield County – Seeking a zone change from N4 to N2 beginning at a point on the easterly side of Wilcox Street thence running Northerly 314.49 feet; Easterly 439.54 feet; Southerly 155.54 feet; Westerly 100.00 feet; Southerly again 50.00 feet; Westerly again 125.00 feet; Southerly again 100.00 feet; Westerly again 151.80 feet to the point of beginning, and also seeking approval for a 14-lot subdivision of the existing parcel.**

Atty. Ray Rizio of Russo and Rizio came forward and greeted the Commissioners.

Commissioner Riley said that they had heard the application last month and felt that it was overuse.

Atty. Rizio said that he had a GIS map with the various zone designations, which were primarily zoned as N2. He indicated where the N4 parcel on Wilcox would be. He also indicated where the single family lots on Chopsey Hill were located and stated that the single family lots would face Chopsey Hill and would be deed restricted. The two family units will be in the center and face the new street. He said that the N2 designation would remain along Chopsey Hill. Discussion followed about the density.

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

Mr. Dale Shaw came forward and said that he was involved in Habitat for Humanity. He said that Habitat allows hard working families to have the opportunity of a life time. When he moved into his own house, he was thrilled to have bedrooms for his children. The people who will live there are hard-working Bridgeport families.

Ms. Madeline, a resident of Hasting Street, came forward and said that she worked hard for her home. God blessed her with her home and that she would like others to have the same opportunity. The Habitat staff are wonderful people. She said that she hopes that they will approve the project.

Ms. Rachelle DeVoie came forward and spoke about a building that Habitat restored. Habitat helps people learn how to improve their lives. She is thrilled to live and work in her home that she had now.

Ms. Tasha Beardsley came forward and said that she had been a Habitat home owner since 2006. She was living in an apartment and her daughter saw crimes committed in front of their building. That was when she got into the Habitat program. When she entered the program, her girls were getting Cs and Ds at school and after that, they began to get As and Bs. Now one has also become a home owner.

Mr. Kevin Moore, the Habitat for Humanity COO, came forward said that both Council Member Rosalina Roman Christy and Council Member Mary McBride-Lee had spoken with him and supported the zone change from N4 to N2. He reminded everyone that Mr. Strong's review was favorable. This will allow 20 families to have home ownership.

Commissioner Riley then asked if there was anyone present who wish to speak in opposition.

Mr. Daryl Rennie of Wilcox Street came forward and turned in a petition against the project that was signed by 20 people. He said that the proposed stop sign at the end of the new road would be

impossible. He said that he had spoken with the residents of Wilcox Street and the project is too ambitious.

Ms. Ann Venier said that the property was two acres and adding 20 families to the area would be too much. They just finished adding 15 houses at Summit, so the traffic has gotten heavier already. She said that she supports Habitat but that this was not the best location for the property.

Atty. Rizio asked the Commission to review Mr. Strong's report, particularly in terms of the Master Plan goals in terms of new housing developments

The property is surrounded by N2 parcels and this will allow more families to enjoy home ownership. He said that the stop sign would have the drivers turn to the left. New affordable housing stock is more desired. They have addressed the traffic concerns. These are well designed, and affordable housing stock. He listed the Lot numbers that would be deed restricted.

Atty. Rizio thanked the Commission for their time.

### **DEFERRED BUSINESS**

*Commissioner LaBuff recused himself.*

**D-1 (22-38) 1234 Huntington Tpke. – Petition of Majix Enterprises, LLC – Seeking a certificate of approval of location for cannabis sales within a portion of the existing retail building located in the MX2 zone.**

Atty. Rizio came forward and said that this is a shopping center which is currently vacant. There are 88 parking spaces. Commissioner Riley said that they had approved a liquor store for this particular shopping center. Atty. Rizio said that the business had not yet moved into their space.

The Cannabis dispensary is allowed in the zone. Atty. Rizio said that the use was compatible with the MX2 zone. An aerial map of the area was displayed. Atty. Rizio said that the building would not be distinguished in any way. Two of the spots in front of the dispensary will be designated as handicapped. He then reviewed the details of the parcel and said that with the solid fencing in the back, there would not be any need for the customers to transverse any residential properties at all. There is more than adequate parking for the customers. The area is fully developed and borders Trumbull. He said that the proposed use will not impact the property values.

Atty. Rizio said that Mr. John Vazzano of Vazzy's Restaurant had written a letter of support for the application.

The use will not be disruptive to the current uses of the property. He then distributed a packet of photos showing the interior of the dispensaries. There will probably be about 7 employees and they will be open until 9 p.m.

Commissioner Riley asked what kind of product they would be selling. Mr. Fred Kane, the retailer, came forward and said that they would be selling flowers, seeds, oils and tinctures. They will not be selling food. This will be straight retail in prepackaged units. He said that cannabis was one of the most tightly regulated product in the State. As the business developed, it will become similar to a pharmacy, or a liquor store.

Commissioner Filotei asked if there was a circumference map showing the location of school. Atty. Rizio distributed copies of a previously submitted map showing there were no schools in the area.

Commissioner Filotei asked what they would do if there was overflow parking. Atty. Rizio said that the commuter parking lot was just down the street and they would provide a shuttle service if needed. He explained that the old regulations was for 4 parking spaces per 1,000 sq feet.

Mr. Jackson Strong came forward and said that he had reviewed the petition. He said that this was a use that was permitted in the zone. There is nothing in the Master Plan that is specific to the cannabis. However, 3% of the gross sales will go to the City according to the Master Plan. Commissioner Riley said that the City's sale percentage was not a Zoning issue.

Mr. Strong said that the application did comply to the standards.

Commissioner Cordero asked how they would handle a disruptive customer. Mr. Kane, the realtor came forward and said that they would only allow a limited number of customers in the store per the Fire Marshal. There will be no less than 6 security staff members on site and there will be a check in procedure.

Commissioner Riley asked what the average Sale amount would be. Mr. Kane said that the basic sales at other dispensaries were \$110.00.

Commissioner Riley asked if they would be using cash only. Mr. Kane said that the State has been working with the banks for transactions. He added that now the sales would be not be handled with cash. They will be following all the State requirements.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. No one came forward. Commissioner Riley asked if there was anyone present who wished to speak in opposition to the application. Hearing none, Commissioner Riley closed the hearing on 1234 Huntington Tpke.

## NEW BUSINESS

**(22-40) 15 Dewey St. – Petition of 1201 Bridgeport Properties, LLC – Seeking a certificate of location approval for cannabis sales within a portion of the existing building located in the CX zone and coastal area.**

Atty. Charles Willinger of Willinger, Willinger and Bucci, came forward as a representative of 1201 Bridgeport Properties LLC. A aerial map of the location was displayed. He said that a cannabis retail was allowed in certain zones. This property is in a CX zone, which is a permitted use. This Application is for a Certificate of Location. This will be a hybrid use, both medical and retail use. There is a State Drug Control Regulation department that oversees the operation.

Atty. Willinger said that this was a real estate proposal. He listened who the owners would be and noted that there would be social equity owners, also. The application fee for this business was \$500,000.00. Mr. Cantadena is a licenses pharmacist and had one medical cannabis dispensary for the last three years. There has been no incidents at that site.

Atty. Willinger distributed a map and an aerial photo to the Commissioners. He described the neighborhood of the store. Right now there are two tenants in the building. The Church of Christ has a small portion of the building but will be relocating. Goodwill Industries has a portion for storage. There is no retail component on that site.

Atty. Willinger displayed a map that certifies that there are no schools in the area. He then reviewed the site plan with the Commissioners. He distributed copies of a map showing the 34 parking spaces.

Atty. Willinger then narrated the description of the interior sales floor. He explained that a hybrid facility is not like a regular retail store. There is a check in process and 90% of the ordering is done online. The products arrived in sealed packages and there is no loose product in the store at all. Camera will be recording every square inch and there will be video back up held for 30 days.

## RECESS

Commissioner Riley announced a recess at 8:10 p.m. He reconvened the meeting at 8:24 p.m.

Atty. Willinger the reviewed the details of the deliveries and stated that there would be a licensed pharmacist on site at all time. He added that they could have up to 15 employees on site and plan to hire 25 individuals. Bridgeport residents will be given first preference, but must pass a background check.

He reviewed the standards of the regulations, including compatibility and cited Section 2.1 of the Master Plan which is to reduce the tax burden on the residents by growing the Grand List. The second standard addresses whether the use would impair the future development of the area. It is already fully developed.

The third one addresses whether there are adequate safeguards. The business is tightly regulated by the State.

The final issue is traffic. Mr. Cory Chase came forward to speak about the traffic issues.

Mr. Chase, who is from New Jersey, came forward to give an overview of the project. There are 32 exclusive parking spaces for the facility, along with 37 additional spaces on the property, along with another 25 nearby. There will be 2 ADA spaces. He then reviewed the number of vehicles in and out. Discussion followed about the traffic flow, the busy intersection and the location of the nearby Interstate 95 access ramps.

Atty. Willinger said that if a problem develops with the traffic or parking, it will be controlled by the market.

Commissioner Riley asked for clarification on the hybrid model.

Mr. Ray Patalina, who is a Registered pharmacist, came forward and explained that medical cannabis clients are already registered with the State. Their cards have to be renewed annually. Usually, the adults do not choose to smoke the cannabis but take it orally before bedtime to reduce nighttime pain.

The adult market will be for those over 21 years old. The medical clients will have two stations for their use along with priority check out. The pharmacist will be available for consultations. The staff will be pharmacy technicians. It will be very similar to a pharmacy and most of the orders come in online. All the product will be available in prepackaged units, flowers, capsules, ingestibles, tinctures and oils. Most of the medical clients would not be smoking the product, but ingesting it. The pharmacists will be available for the adult clients. The pre-packed product cannot be opened in the facility, all the windows will be frosted over and the clients will be given the product in plain paper bags. The average sale is about \$98.00 for medical clients. In New Haven, the hours are 9-7 p.m. At night, all the product must be secured in the vault.

Commissioner Filotei asked about Goodwill vehicles having access to their loading area. Mr. Patalina said that there was a fenced in lot that they will be using. Goodwill will not have access, unless they specifically request it.

Atty. Willinger then reviewed the other standards including property values. Mr. William Bendix came forward to present his appraisal report. He listed a number of key properties that he had

appraised in the past. He then gave an overview of each of the five properties that he had used for comparison. After evaluation the similar buildings in various towns, the appraiser did not find any discernible impact on the property values.

Atty. Willinger said that it was difficult to prove a negative, but the parcel is surrounded by industrial properties. He went on to state that Mr. Strong issued a report on October 18th. He added that the special 3% tax would generate over \$300,000 a year in revenue for the city along with the regular property taxes.

Atty. Willinger said that the site will be safe and secure, will generate revenue for the City.

### RECESS

Commissioner Riley called a recess at 8:58 p.m. He reconvened the meeting at 9:02 p.m.

Mr. Jackson Strong came forward and presented his report. He said that there were concerns about parking spaces encroaching on the public right of way along the sidewalks.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. No one came forward.

Commissioner Riley asked if there was anyone present who wished to speak in opposition to the application.

Council Member Scott Burns, came forward and explained that this facility would be in his District. He is not opposed to cannabis, but had concerns about the location. This is a CX zone and there are NX 2 and RX2 are residential. There is another facility less than a mile away. The West End residents feel that they are often the ones that are dumped on .

Ms. Eva Barton came forward and requested that the Commission deny the application. She said that the applicant must provide a viable traffic plan and the neighborhood is already experiencing an increase of traffic. Adding the dispensary will increase the risk for the families and the police officers in the area. There is no plan to address their concerns and she noted that their children play outside. She said that cannabis are considered the same as liquor stores. She said that they had a petition signed by 44 people opposing the application. Prince of Peace Church is one block away. The certification cannot be approved if the use impairs the future development. She stated that the proposed use would negatively impact the nearby property values.

Ms. Barton pointed out that the Church of Christ pastor signed the petition against the application. She stated that no one in her area knew about the dispensary.

Mr. Curt Westoff of West Avenue and said that he attends the Church of Christ. He said that Pastor Stanley had not agreed to the facility moving in. The church has a lease until July but were informed by the landlord that they were on a month to month lease now. Pastor Stanley does not agree with the statements made earlier.

A resident of 42 Ash Creek road displayed a video of a group of people breaking into a nearby location. He said that the traffic was atrocious, particularly near the entrance ramp to 95. Turning on to the ramp puts the cars on Dewey Street. He said that they had traffic issues already.

He said that when Recovery Network moved in, his property values dropped. Now when he gets packages, the delivery person has to put the package inside the door and lock the door. He then described the details of how someone who lives on Dewey would have to maneuver their car just to leave their property.

Another local resident came forward and said that she had spoken to Council Member McCarthy, who told her that it was no different than a liquor store. The area already has liquor stores, Recovery Network and other facilities. She is a nurse and supports cannabis, but not at this location.

Another resident said that she commutes to work but there is no right turn on red so the line gets very long.

Ms. Nelson of 1334 Dewey Street came forward and said that she was neither for nor against dispensaries. Currently all the CT dispensaries were medicinal and would be changing to hybrid dispensaries. She said that they were fed up with the community being ignored. They don't want to degrade their community any more by putting a dispensary on Dewey Street.

Atty. Willinger came forward and said that Council Member Burns had said that CX did not allow cannabis but the standards do allow it. He cited the reference.

The appraisal experts based their report on actual studies. He mentioned that the facility on Whaley Avenue has only 8 spaces and there has been no problems.

He said that they do comply with the regulations and encouraged everyone to look at the state regulations.

*Commissioner LaBuff rejoined the meeting.*

**(22-41) 150 Seabright Ave. – Petition of 1201 Faith Ricciotti – Seeking a site plan review and a coastal site plan review for the elevation of the existing 1-family house to meet the base flood elevation requirements in the NX1 zone and coastal area.**



Mr. Peter Howard of Easton, CT came forward and said that he was representing the property owner. He said that the FEMA regulations require the house to be raised. They want to lift the house and make it habitable. Once that is done, they will restore the house. They need a CAM approval.

Commissioner Filotei read the letter from Mr. John Gaucher, which stated that they had no comment regarding the project.

Mr. Howard turned in the mailing receipts for the application.

The house barely has a foundation at this time. It will be raised and the block will be faced with stone. Mr. Howard thanked the Commission for their time.

Mr. Strong had no additional comments.

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

Mr. David Toth, 154 Seabright Avenue, said that he had questions. He asked if this permit would only cover Phase One. Commissioner Riley said that it would.

Mr. Jerry Christoff of 1151 Seabright Avenue asked about the height of the building. Mr. Howard said that the building had be lifted 3 1/2 feet higher than it currently was to meet the FEMA standards.

Commissioner Riley asked if there was anyone present who wished to speak in opposition to the application. Hearing none, Commissioner Riley closed the public hearing on 150 Seabright Avenue.

**(22-42) 62 Palmer St. – Petition of Strongwall Development, LLC – Seeking a special permit and a site plan review approval for the construction of a 2-family dwelling in the N2 zone.**

Ms. Marcia Macedo came forward and said that she was looking to build a 2 family dwelling. She said that the zone was an X2 and that her property meets the seven standards. It was discovered that there was additional information needed. She requested a continuance to November 28th.

**(22-43) 350 Pleasantview Ave. – Petition of Flagstone Construction, LLC – Seeking a special permit and a site plan review approval for the construction of a 2-family dwelling in the N2 zone.**

**(22-44) 330 Pleasantview Ave. – Petition of Flagstone Construction, LLC – Seeking a special permit and a site plan review approval for the construction of a 2-family dwelling in the N2 zone.**

The Commission agreed to hear the applications for 350 and 330 Pleasantview Avenue together.

Ms. Marie Henry of 558 Quinton Avenue came forward. She submitted the green mailing receipts and said that she was representing Flagstone Construction. She has spoken with Mr. Jackson about this property. They meet the setbacks, and will be constructing the same type of residence similar to the houses that border it. There will be off street parking, with 2 spaces per dwelling.

Ms. Henry reviewed the Special Permit standards. She said that the site plan was in compliance with the Master Plan of Development. The site plan will not impede future development and they have off street parking. This project meets the conceptual design standards. And all the construction will be consistent with the neighbors. She said that they are not near the Sound and a Coastal Area Management application would not be required.

Mr. Strong came forward and said that he had reviewed the application and spoken with the applicant. The application is in compliance. He noted that this would be on a small lot and complies with several of the goal of the Master Plan. He listed the four requirement criteria for the Special Permit.

Commissioner Riley asked if there was anyone present who wished to speak in favor of the application. No one came forward.

Commissioner Riley asked if there was anyone present who wished to speak in opposition to the application. No one came forward.

Commissioner Riley said that there was a letter of opposition from a Ms. Julie Viera and Ms. Opal Abraham plus one other letter expressing concerns about parking.

### **DECISION SESSION**

**(22-45) 8-24 Referral – Petition of the Office of Planning & Economic Development (OPED) – Requesting under Sec. 8-24 of the CT General Statutes a favorable report to the City Council for the discontinuance of sections of Lafayette Street and University Avenue to accommodate the completion of the construction of the new Bassick High School.**

**\*\* COMMISSIONER FILOTEI MOVED TO APPROVE AGENDA ITEM (22-45) 8-24 REFERRAL – PETITION OF THE OFFICE OF PLANNING & ECONOMIC DEVELOPMENT (OPED) – REQUESTING UNDER SEC. 8-24 OF THE CT GENERAL**

**STATUTES A FAVORABLE REPORT TO THE CITY COUNCIL FOR THE DISCONTINUANCE OF SECTIONS OF LAFAYETTE STREET AND UNIVERSITY AVENUE TO ACCOMMODATE THE COMPLETION OF THE CONSTRUCTION OF THE NEW BASSICK HIGH SCHOOL.**

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

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

**C-1 (22-34) 427 Chopsey Hill Rd. – Petition of Habitat for Humanity of Coastal Fairfield County – Seeking a zone change from N4 to N2 beginning at a point on the easterly side of Wilcox Street thence running Northerly 314.49 feet; Easterly 439.54 feet; Southerly 155.54 feet; Westerly 100.00 feet; Southerly again 50.00 feet; Westerly again 125.00 feet; Southerly again 100.00 feet; Westerly again 151.80 feet to the point of beginning, and also seeking approval for a 14-lot subdivision of the existing parcel.**

**\*\* COMMISSIONER MARTORAL MOVED TO APPROVE THE 14 LOT SUBDIVISION AS REQUESTED IN AGENDA ITEM C-1 (22-34) 427 CHOPSEY HILL RD. – PETITION OF HABITAT FOR HUMANITY OF COASTAL FAIRFIELD COUNTY – SEEKING A ZONE CHANGE FROM N4 TO N2 BEGINNING AT A POINT ON THE EASTERLY SIDE OF WILCOX STREET THENCE RUNNING NORTHERLY 314.49 FEET; EASTERLY 439.54 FEET; SOUTHERLY 155.54 FEET; WESTERLY 100.00 FEET; SOUTHERLY AGAIN 50.00 FEET; WESTERLY AGAIN 125.00 FEET; SOUTHERLY AGAIN 100.00 FEET; WESTERLY AGAIN 151.80 FEET TO THE POINT OF BEGINNING, AND ALSO SEEKING APPROVAL FOR A 14-LOT SUBDIVISION OF THE EXISTING PARCEL FOR THE FOLLOWING REASON:**

- SINGLE-FAMILY HOMES ARE APPROPRIATE FOR THE NEIGHBORHOOD.**

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

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

**\*\* COMMISSIONER MARTORAL MOVED TO DENY THE ZONE CHANGE AS REQUESTED IN AGENDA ITEM C-1 (22-34) 427 CHOPSEY HILL RD. – PETITION OF HABITAT FOR HUMANITY OF COASTAL FAIRFIELD COUNTY – SEEKING A ZONE CHANGE FROM N4 TO N2 BEGINNING AT A POINT ON THE EASTERLY SIDE OF WILCOX STREET THENCE RUNNING NORTHERLY 314.49 FEET; EASTERLY 439.54 FEET; SOUTHERLY 155.54 FEET; WESTERLY 100.00 FEET; SOUTHERLY AGAIN 50.00 FEET; WESTERLY AGAIN 125.00 FEET; SOUTHERLY AGAIN 100.00 FEET; WESTERLY AGAIN 151.80 FEET TO THE POINT OF BEGINNING, AND ALSO SEEKING APPROVAL FOR A 14-LOT SUBDIVISION OF THE EXISTING PARCEL FOR THE FOLLOWING REASON:**

- **THE ADDITION OF TWO-FAMILY HOMES WOULD BE DETRIMENTAL TO THE NEIGHBORHOOD.**

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

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

**D-1 (22-38) 1234 Huntington Tpke. – Petition of Majix Enterprises, LLC – Seeking a certificate of approval of location for cannabis sales within a portion of the existing retail building located in the MX2 zone.**

*Commissioner LaBuff recused himself from this item.*

**\*\* COMMISSIONER DORGAN MOVED TO APPROVE AGENDA ITEM D-1 (22-38) 1234 HUNTINGTON TPKE. – PETITION OF MAJIX ENTERPRISES, LLC – SEEKING A CERTIFICATE OF APPROVAL OF LOCATION FOR CANNABIS SALES WITHIN A PORTION OF THE EXISTING RETAIL BUILDING LOCATED IN THE MX2 ZONE WITH THE FOLLOWING CONDITION:**

- **A SHUTTLE BUS TO THE CUSTOMER PARKING LOT WILL BE PROVIDED IF DEEMED NECESSARY BY THE POLICE DEPARTMENT AND/OR FIRE DEPARTMENT TO ALLEVIATE ANY STORE OPENING TRAFFIC CONGESTION.**

**FOR THE FOLLOWING REASON:**

- **THE PROPOSAL MEETS THE APPROVAL CRITERIA OF THE “CERTIFICATE OF LOCATION” REQUIREMENTS.**

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

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

**(22-40) 15 Dewey St. – Petition of 1201 Bridgeport Properties, LLC – Seeking a certificate of location approval for cannabis sales within a portion of the existing building located in the CX zone and coastal area.**

*Commissioner LaBuff recused himself from this item.*

**\*\* COMMISSIONER MORENO MOVED TO DENY AGENDA ITEM (22-40) 15 DEWEY ST. – PETITION OF 1201 BRIDGEPORT PROPERTIES, LLC – SEEKING A CERTIFICATE OF LOCATION APPROVAL FOR CANNABIS SALES WITHIN A PORTION OF THE EXISTING BUILDING LOCATED IN THE CX ZONE AND COASTAL AREA FOR THE FOLLOWING REASONS:**

- 1. THIS LOCATION IS A HIGH TRAFFIC AREA WHICH EXPERIENCES TRAFFIC CONGESTION ISSUES REGULARLY.**
- 2. THE PROPOSAL IS INCOMPATIBLE WITH THE RESIDENTIAL CHARACTER OF DEWEY STREET AND ASH STREET.**
- 3. THE PROPOSAL DOES NOT MEET THE APPROVAL CRITERIA OF THE “CERTIFICATE OF LOCATION” REQUIREMENTS.**

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

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

**(22-41) 150 Seabright Ave. – Petition of 1201 Faith Ricciotti – Seeking a site plan review and a coastal site plan review for the elevation of the existing 1-family house to meet the base flood elevation requirements in the NX1 zone and coastal area.**

**\*\* COMMISSIONER FILOTEI MOVED TO APPROVE AGENDA ITEM (22-41) 150 SEABRIGHT AVE. – PETITION OF 1201 FAITH RICCIOTTI – SEEKING A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW FOR THE ELEVATION OF THE EXISTING 1-FAMILY HOUSE TO MEET THE BASE FLOOD ELEVATION REQUIREMENTS IN THE NX1 ZONE AND COASTAL AREA.**

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

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

\*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 November 7, 2023.

**(22-42) 62 Palmer St. – Petition of Strongwall Development, LLC – Seeking a special permit and a site plan review approval for the construction of a 2-family dwelling in the N2 zone.**

**\*\* COMMISSIONER MARTORAL MOVED TO CONTINUE AGENDA ITEM (22-42) 62 PALMER ST. – PETITION OF STRONGWALL DEVELOPMENT, LLC – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW APPROVAL FOR THE CONSTRUCTION OF A 2-FAMILY DWELLING IN THE N2 ZONE.**

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

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

**(22-43) 350 Pleasantview Ave. – Petition of Flagstone Construction, LLC – Seeking a special permit and a site plan review approval for the construction of a 2-family dwelling in the N2 zone.**

**(22-44) 330 Pleasantview Ave. – Petition of Flagstone Construction, LLC – Seeking a special permit and a site plan review approval for the construction of a 2-family dwelling in the N2 zone.**

**\*\* COMMISSIONER DORGAN MOVED TO APPROVE THE FOLLOWING AGENDA ITEMS:**

**(22-43) 350 PLEASANTVIEW AVE. – PETITION OF FLAGSTONE CONSTRUCTION, LLC – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW APPROVAL FOR THE CONSTRUCTION OF A 2-FAMILY DWELLING IN THE N2 ZONE.**

**(22-44) 330 PLEASANTVIEW AVE. – PETITION OF FLAGSTONE CONSTRUCTION, LLC – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW APPROVAL FOR THE CONSTRUCTION OF A 2-FAMILY DWELLING IN THE N2 ZONE.**

**FOR THE FOLLOWING REASONS:**

- 1. THERE ARE OTHER TWO-FAMILIES IN THE NEIGHBORHOOD.**
- 2. THE PROJECT PROVIDES ADEQUATE OFF-STREET PARKING FOR THE RESIDENTS.**
- 3. THE PROJECT CONFORMS TO THE SPECIAL PERMIT CRITERIA FOR APPROVAL OF SEC. 11.50 & AND SITE PLAN REVIEW STANDARDS OF SEC. 11.70.**

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

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

\*This special permit approval, as required under Sec. 11.50.6 of the Zoning Regulations of the City of Bridgeport, CT shall expire November 7, 2023.

#### **OTHER BUSINESS**

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

There were no additional matters to consider at this time.

#### **APPROVAL OF MINUTES**

Minutes of September 26, 2022 – Present: Acting Chairman, Melville Riley.  
Commissioners: Kyle LaBuff, Cesar Cordero, Jacqueline Martoral, Carlos Moreno, Robert Morton; PZC Clerk: Paul Boucher

**\*\* COMMISSIONER CORDERO MOVED THE MINUTES OF SEPTEMBER 26, 2022 AS SUBMITTED.**  
**\*\* COMMISSIONER LABUFF SECONDED.**  
**\*\* THE MOTION TO APPROVE THE MINUTES OF SEPTEMBER 26, 2022 AS SUBMITTED PASSED UNANIMOUSLY.**

**ADJOURNMENT**

**\*\* COMMISSIONER MARTORAL MOVED TO ADJOURN**  
**\*\* COMMISSIONER FILOTEI SECONDED.**  
**\*\* THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 10:05 p.m.

Respectfully submitted,

S. L. Soltes  
Telesco Secretarial Services

