



**CITY OF BRIDGEPORT  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
MARCH 27, 2022**

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

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

**STAFF:** Paul Boucher, Zoning Department; Atty. Russ Liskov; Jackson Strong, Design Coordinator

**CALL TO ORDER**

Commissioner Riley called the meeting to order at 6:17 p.m. He then introduced the Commissioners seated. A quorum was present.

Commissioner Riley announced that the City Business #1 had been withdrawn. He also announced that D-2 and Agenda Item 23-19 had been deferred.

**CITY BUSINESS**

**(23-15) 8-24 Referral – Petition of the Office of Planning & Economic Development (OPED) – Requesting under Sec. 8-24 of the Connecticut General Statute, a favorable recommendation to the City Council for a lease agreement for a portion of “Post Office Square”, also known as 1136-1160 Main Street.**

This item was withdrawn.

**DEFERRED BUSINESS**

**D-1 (23-07) 206 & 222 Huntington Tpk. – Petition of YTD Enterprises, LLC – Seeking a zone change from the N2 zone to the NX4 zone beginning at a point (222 Huntington Turnpike) along the Southerly line of Huntington Turnpike, said point being the intersection of Huntington Turnpike and land of n/f United States of America, said point being S 214° 3’ 20” W of the intersection of Huntington Turnpike and Knoll Place; Thence S 135° 2’ 9” E a distance of 150’ along land of n/f United States of America; Thence S 219° 3’ 23” W a distance of 150’ along land n/f United Sates of America; Thence N 309° 5’ 5.4” W a distance of 150’ along n/f Verna M. Muller, Thence N 37° 0’ 22.2” E a distance of 150’ along the Southerly line of Huntington Turnpike to the point and place of beginning.**

Atty. Pat Sullivan of Cohen and Wolf, representing the client came forward and greeted the Commissioners. She noted that there were other members of the development team present to answer any questions the Commissioners had.

Atty. Sullivan explained that these apartments would be attractive and displayed an aerial photograph along with other documents. There were two documents submitted, as Exhibit 1 – a report from Jackson Strong dated January 10, 2023 and a letter from Mr. William Coleman, OPED Deputy Director dated January 11, 2023.

Atty. Sullivan noted that there were only a few zones that were designated N-2. She reviewed the zoning regulations for a zoning map change. The development will be located on the bus line so it will comply with transit requirements and also will be an infill development.

Atty. Sullivan explained that the developer was not asking for any tax abatements. She spoke about the number of housing units that had been added to the housing stock over a period of years and pointed out that during that time, the population of Bridgeport had increased by 11,000 residents.

Mr. Derek McLaughlin, of 455 West Road, Milford, came forward and said that he was not here to destroy a neighborhood but simply to provide housing. He asked the Commissioners to consider his request for a Zone change.

Mr. George Wiley, the project architect, came forward and greeted Commissioners. He noted that his firm had recently moved to another location. He congratulated the Zoning Commissioners in their update to the Zoning Map and noted that Mr. Strong had submitted several comments and recommendations that helped to improve the project.

Mr. Wiley explained that the units would be ADA compliant and there would be 4 floors. Each floor will have their own laundry. The building envelope will be high performance. There will be no fossil fuels used, LED lighting and solar panels will be used. There will be double hung Windows and sand textured panels in a undulating pattern.

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

Mr. Luke Jones came and said that the City Needs affordable housing. This is a good deal for Bridgeport.

Mr. Jackson Strong, the Design Review Coordinator, came forward to review some of details. He pointed out that the request was not for this specific project but a zone change from the N-4 to NX-4 for a particular parcel. He said that they had evaluated the proposed change in terms of the Master Plan of Conservation and Development. He then gave a brief overview of the three key goals.

Mr. Strong said that when the re-zoning was done, the two parcels were occupied by a single residence and the change to N-4 was consistent with what the previous zone was.

Commissioner Riley asked if anyone else was in favor. No one else came forward.

Commissioner Riley asked if there was anyone present who was opposed to the application. Approximately 25 people in the audience held up signs saying "Vote NO on Zone Map Change".

Mr. William Coleman, the OPED Deputy Director, came forward and said that one of the considerations was whether this proposed amendment was correcting an inconsistency. He said that they had been very intentional in making some changes to the zoning map. Zone Bridgeport has a formulated presentation. He said that when they evaluated the property, the department felt that the zoning should not be changed.

Ms. Linda Grace, came forward and said that she lives two traffic lights away from this parcel. She said that it is a dangerous location because people speed. The nearest crosswalk was about 1/2 mile from the location. If someone needed to take the bus to downtown, they would have to cross the street. This could be very difficult for someone who was not able to walk without assistance. The nearby shopping center has a sign about no overnight parking and there are already parking issues in the area.

Ms. Grace said that having affordable housing would be nice, but the residents would most likely need to receive services and with limited parking it would be too much on the parcel.

Ms. Sweeney came forward and said that while this project plucks at the heart strings, but having 51 units in a 4 story building would impact the neighbors. She mentioned a single family next to a large co-op had been on the market for a long time and recently had a \$20,000 drop in price.

Ms. Sweeney said that having an out of town landlord would not be a guarantee that the property would be taken care of. She gave an example of a property near her own that had been allowed to have the outside deteriorate. She suggested the old Harding High School as an alternative site.

Ms. Jessica Tucker came forward and spoke about issues with flooding on Virginia Avenue and the limited parking. She asked how the City would handle additional traffic accident. There are only nine parking spaces for 51 units. She asked where the emergency vehicles would park.

She said that during the construction, there would be blasting and asked who would be responsible for damage to the houses. She also spoke about when she lived in the Village of Port Chester, they ended up with traffic congestion and noise pollution due to poor planning. She asked if they would support this project if they lived in her neighborhood. She suggested the developer purchasing a commercial structure and remediating it rather than building in this area.

Ms. Andrea Leslie came forward and said that her house was located behind this particular parcel and she had ended up with her home being flooded twice. Having more people and more parking will not help. There are no large buildings like this around. She also wanted to know how they were going to have 9 spaces for such a large building.

Ms. Colleen Dolittle came forward and said that she had lived in her condo for 7 years and has already had to replace the hot water heater and washing machines twice because of flooding on Virginia Avenue. Adding such a large project will ruin the neighborhood.

Ms. Marta Deloizaga of Huntington Turnpike came forward and said that they need to think about the amount of parking. She asked the Commission to think about what they consider the most important reason to change the zone from one zone to another. She said that she had experience flooding on her property that was up to her knees. There are too many commercial structures close together and the road is a two lane State road. It is illegal to park on State roads. There are places in Bridgeport where this project would work well. She suggested that the Commission consider the area by the beach where the former Marina Village was located.

Ms. Luz Dixson of Glenbrook Road came forward and said that she was concerned about the flooding. When they started building around her neighborhood, the flooding increased dramatically.

Council Member Maria Pereira came forward and spoke about a condo unit constructed in 1972 and pointed out it was barely over two stories. She then gave an overview of Plan Bridgeport. She noted that the house on the property was built in 1950 and was in an N-2 zone, which covers a single family resident. She listed a number of issues with the proposal including the fact that some of the houses were built on a former swamp, which contributes to the flooding when there are major storms. She spoke about the number of Section 8 units and that many of the housing units are for the elderly in the district.

Council Member Pereira said that she had been in contact with Mr. McLaughlin about numerous zoning violations. She also questioned how the term "affordable" was being determined. Having 80% of the units being affordable is not sustainable.

Council Member Pereira said that Interval Road is the highest location in the area and when there is a major storms, the water runs down to Knob Hill Park. Other than the condo built in 1972, the remaining residences are all one or two stories single family homes. Building on this parcel will negatively impact the neighborhood. She pointed out that the parcel in question has some significant slopes on it and Knob Hill Park is directly behind the parcel. The park slopes down to Virginia Street, which is where all the water flows. Remington Woods also is in the area.

Many of the homes in the surrounding neighborhood were built before people had cars. There was a comment made about potentially not renting to residents who had vehicles, which is

illegal. She said that the DOT would not accept a single driveway that was only 20 feet wide. Reversing a vehicle on to a State Highway is not allowed.

Commissioner Riley pointed out that this application was for a zone change, not for the proposed project.

Council Member Pereira said that there had been 43 vehicles had been hit at the intersection, but there was no traffic study included in the application.

Council Member Pereira said that Mr. Strong's letter said that the zone for the parcel was listed as NX-2, but the zone is actually N2.

Council Member Pereira then gave a detailed overview of the transit routes. She said that Plan Bridgeport requires 25 slots for bicycles and it is not on the site plan.

Commissioner Riley again reminded Council Member Pereira that this was a zone change and the site plan was not being considered.

Council Member Pereira then listed a number of other projects that she had supported but stated that she opposes this project.

Commissioner Riley said that there had been five letters in opposition and a petition that were submitted.

Atty. Sullivan distributed a document that was the affordability plan that had been submitted to the City Council. Commissioner Riley said it was not germane to the zone change. Atty. Sullivan said that they were looking for the zone change in order to build affordable housing. This is practical, affordable housing for those who need it. Atty. Sullivan then reference a number of statements that Council Member Pereira had made regarding affordable housing.

Commissioner Dorgan said that this had nothing to do with the zone change. Atty. Sullivan disagreed. She pointed out that one house was for sale for a long time and hadn't sold because no one wanted to have a house next to the condo building. The idea is to plan for what the City wants in the future, not what is there now.

The parking is compliant with the regulations. This site plan was to give the Commissioners' a vision of what it could be. The new development will have a storm water system. She said that this was not a suburban, single family area.

Mr. Wiley, the project architect, came forward and asked the Commission to consider that Huntington Turnpike is a major State thoroughfare that contains gas lines and water lines. He spoke about how the storm water system would work, including storage tanks on the roof and rain gardens. The run off on this parcel will be less than what it currently is.

Mr. Derek McLaughlin came forward and pointed out that his proposal meets the regulations and said that he can't build the housing if the zone isn't changed.

**D-2 (23-08) 2600 Madison Ave. – Petition of SIMCOVE, LLC – Seeking a special permit and a site plan review to allow a self-storage facility in the previous retail supermarket building in the MX2 zone.**

This item was deferred.

**RECESS**

Commissioner Riley announced a recess at 8:02 p.m. He reconvened the meeting at 8:15 p.m.

**NEW BUSINESS.**

**(23-11) 22-96 Williston St. – Petition of Madl Coleman Holding Company, LLC – Seeking a coastal site plan review and a site plan review approval for the construction of a 4-story, 60-unit residential apartment building in the RX2 zone.**

Atty. Rizio came forward and greeted the Commissioners. He said that previously, a CAM application trigger a site plan, but that the requirements had changed. The parcel was previously approved as a transfer station. He then displayed a residential apartment building site plan and explained that they had designed it to be two way parking. The property is fully complaint with the site plan, however because they are in a coastal area, they need a CAM review. They are not near any water.

Mr. John Gaucher had made some suggestions and the developer is agreeable subject to the approval of the City Engineer. He displayed artistic rendering of the exterior of the building. He said that there would not be any impact on coastal resources.

Mr. Jackson Strong, the Design review coordinator, came forward and said that the project had some positive environmental impacts.

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

Mr. Coleman, the Deputy Director of OPED, came forward to speak in favor of the project and said that the developer has shown themselves to be very responsive.

Commissioner Riley asked again if there was anyone present who wished to speak in opposition to the application. Hearing none, Commissioner Riley closed the Public Hearing on Agenda Item (23-11) 22-96 Williston St.

**(23-12) 1797 Main St. & 36 Frank St. – Petition of 1797 Main Street, LLC – Seeking a zone change from NX2 to MX2 for a certain portion of land, situated in the City of Bridgeport, County of Fairfield, State of Connecticut for 36-38 Frank Street, beginning at a point on the northerly street line of Frank Street a distance of 231.46' west of Main Street; thence running S 85°10'17" W, a distance of 24.78' to the intersection of Hurd Avenue. Said course abutting the northerly street line of Frank Street; thence running N 36°00'03" W, a distance of 80.61' to a point. Said course abutting the northeasterly street line of Hurd Avenue; thence running N 62°45'55" E, a distance of 64.50' to a point. Said course abutting land, now or formerly, of JROD, LLC; thence running S 12°48'51" E, a distance 45.40' to a point; thence running S 05°29'51" E, a distance of 48.60' to the true point and place of beginning. Said course abutting land, now or formerly, of 1797 Main Street, LLC, more particularly depicted as 36-38 Frank Street on a map entitled: “Property Survey and Lot Line Revision Map, prepared for VIP Group, LLC, parcels now known as, 1797 Main Street, 1839 Main Street, 1849-1857 Main Street, 48 Hurd Avenue (rear) and 36-38 Frank Street, Bridgeport, Connecticut, Sheet 1 of 1, August 30, 2022, Scale: 1"=20' and prepared by Cabezas DeAngelis, Engineers & Surveyors. Said map filed in the City of Bridgeport Town Clerk’s Office as map Volume 56 Page 242.**

Atty. Rizio said that he would be happy to combine the two applications. Agenda Item 23-12 has to do with a zone change and if that is approved, then the project would be compliant. Agenda Item 23-13 is for a certification of location that would depend on the zone change.

**(23-13) 1849-1857 Main St. & 48 Hurd Ave. (rear) – Petition of 1849 Main Street, LLC – Seeking a zone change from MX1 to MX2 and a certificate of location approval to construct a 6,600-sq. ft. auto detailing business permitted as a light vehicle service use in the proposed MX2 zone for 1849 thru 1857 Main Street, a certain portion of land, situated in the City of Bridgeport, County of Fairfield, State of Connecticut beginning at a point on the southwesterly street line of Main Street a distance of 271.44 feet northerly of Frank Street. Said point also being the southeasterly corner; thence running S 63°32'01" W, a distance of 268.94' feet to a point. Said course abutting land, now or formerly, of JROD, LLC; thence running N 36°00'03" W, distance of 32.18' to a point. Said course abutting the northeasterly street line of Hurd Avenue; thence running N 62°34'00" E, a distance of 130.00' to a point. Said course abutting land, now or formerly, of Pinho, LLC and other land of 1849 Main Street LLC, each in part; thence running N 22°57'01" W, a distance of 65.25' to a point. Said course abutting land, now or formerly, other land of 1849 Main Street LLC; thence running N 62°49'18" E, a distance of 140.68' to a point. Said course abutting land, now or formerly, of Maria Pereira and Orchard Hill Development, LLC, each in part; thence running S 26°14'53" E, a distance of 100.81' to the true point and place of beginning; and for 48 Hurd Avenue (Rear), a certain portion of land, situated in the City of Bridgeport, County of Fairfield, State of Connecticut, commencing at a point on the southwesterly street line of Main Street a distance of 372.25' feet northerly of Frank Street;**

**thence running S 62°49'18" W, a distance of 140.68' to the northeasterly corner of herein described parcel and point of beginning; thence running S 22°57'01" E, a distance of 65.25' to a point; thence running S 62°34'00" W, a distance of 30.00' to a point. The previous two courses abutting land, now or formerly, of 1849 Main Street LLC; thence running N 36°03'34" W, a distance of 66.00 feet to a point. Said course abutting land, now or formerly, of Pinho, LLC; thence running N 62°49'18" E, a distance of 45.00' to the true point and place of beginning. Said course abutting lands, now or formerly, of Maria Pereira, each in part, more particularly depicted as on a map entitled: "Property Survey and Lot Line Revision Map, prepared for VIP Group, LLC, parcels now known as, 1797 Main Street, 1839 Main Street, 1849-1857 Main Street, 48 Hurd Avenue (rear) and 36-38 Frank Street, Bridgeport, Connecticut, Sheet 1 of 1, August 30, 2022, Scale: 1"=20' and prepared by Cabezas DeAngelis, Engineers & Surveyors. Said map filed in the City of Bridgeport Town Clerk's Office as map Volume 56 Page 242.**

Atty. Rizio requested that all comments for Agenda Item 23-12 be incorporated into Agenda Item 23-13.

Atty. Rizio displayed a site plan and said that there was a portion of the parcel on the corner of Frank Street and Hurd Street that is different from the remainder of the property. His client is requesting it be zoned MX-2 for construction of an apartment building. Mixed use will include retail and the parking garage will be located below grade.

Commissioner Riley asked if there was anyone in favor of the zone change. No one came forward. Commissioner Riley asked if there was any one present in opposition. No one came forward.

Atty. Rizio then distributed photos of the parcel and noted that there was a very popular car wash on the site and there was an old industrial building that was a glass repair place. There are car dealerships across the street.

Due to the grade of the parcel, vehicles exiting the parking garage would do so onto Main Street, this is also true of the car wash, which is closed at night.

Mr. Strong, the Design Review Coordinator, came forward and said that while it was two separate applications. He said that development would cover a number of parcels. this particular application does satisfy the request for the change to MX-2.

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

Mr. Coleman, the Deputy Director of OPED, came forward to speak in favor of the project and spoke about how the zone change would help with consistency.



Commissioner Riley asked if there was anyone present who was opposed to the application. A resident came forward and expressed concern about the number of vehicles exiting the highway.

Atty. Rizio said that any permits for the apartment building and for the auto detailing building will required the approval of the City Engineer.

**(23-14) 99 Elm St. (aka 202 Fairfield Ave.) – Petition of Club Cohiba, LLC – Seeking a certificate of location approval for a tobacco bar/cigar club with retail sales of cigars and tobacco in the DX1 zone.**

Mr. Roger McKenzie of Laurel Avenue came forward to present the application for Club Cohiba, which is a cigar/tobacco bar. This will provide a safe and comfortable cigar lounge.

Mr. Derwood Bey came forward to speak about how he thought that it would bring residents from the other neighboring town to the lounge. There will be smoking in the building and they will be retail sale cigars available. It will be BYOB and no food will be served. They are working on their tobacco licensing, so the hours of operation are not yet established. There will be a membership. Non-members who purchased a cigar will be able to stay.

Mr. Strong came forward and said that the application was for a certificate of location. He reviewed the criteria contained in the report with the Commissioners.

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

Mr. Coleman, the Deputy Director of OPED, came forward to speak in favor of the project and said that they were working on developing downtown and felt that this would encourage entrepreneurs.

Commissioner Riley asked if there was anyone present who was opposed to the application.

Mr. Troy came forward and asked clarification because it is located across park. He said that this should be considered. Mr. Strong reminded everyone that there was no smoking is allowed in public parks.

**(23-16) 4000 Park Ave. – Petition of Sacred Heart University, Inc. – Seeking an approval of a Master Plan Development (MPD) to allow for the construction of an attached parking garage and a 60,000-sq. ft., 3-story addition for non-residential collegiate uses in the RX2 zone.**

Atty. Rizio came forward to present the application. He said that the University has been very successful in their developments along Park Avenue. The property is almost 10 acres and has

natural buffers. It is located on part of Park Avenue that is quite steep. The University wants to build a parking garage. This will add another 170 parking spaces. It is currently a pre-existing, non-conforming use. This means it would be subject to the Master Plan of Development. The ZBA has conditioned this to be used for non-residential uses. The parking will be generally for this building.

Atty. Rizio then distributed photos of the area and described where the garage would be located. The addition will have an auditorium and treatment rooms. There is no impact on the neighborhood. He then indicated where the garage would be located in terms of the existing medical educational facility.

Commissioner Filotei asked about a planting plan. Atty. Rizio said that they had one for Inland Wetlands. The plan was included in the master plan. He noted that there were already significant plantings in place and the garage will be located over the area that is already paved.

Mr. Strong, the Design Review Coordinator, came forward and greeted the Commission. He said that this was the first Master Plan of Development revision that they had received. He spoke about subdivisions and said that the plan did not involve multiple parcels. The Master Plan does support the infrastructure for anchor institutions.

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

Mr. Coleman, the Deputy Director of OPED, came forward to speak in favor of the project and said that this was nice to see how the Master Plan is being utilized and this speaks to the Health Care industry.

Commissioner Riley asked if there was anyone present who was opposed to the application. Hearing none, Commissioner Riley closed the public hearing on 4000 Park Avenue.

### **RECESS**

Commissioner Riley announced a recess at 9:17 p.m. He reconvened the meeting at 9:30 p.m.

**(23-17) 117 Princeton St. – Petition of V&L Properties – Seeking a site plan review and a coastal site plan review for the construction of a 2.5 story, 4-unit dwelling in the NX1 zone and coastal area.**

Atty. Wilson Carroll came forward to present the application. He said that there would be no impact on Coastal Resources. He reviewed the details of the project and the regulations. There will be street parking and it is near the Fairfield Train Station. A brief discussion followed regarding the lot coverage.

Mr. Jackson Strong, the Design Review Coordinator, came forward and said that this was designed similar to the Double House A. There were no particular needs to seek a variance. The application is before the Commission because of a Coastal Site Plan Review. This application complies with the regulations.

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 was opposed to the application.

Ms. Sampson came forward in opposition. She said that the houses are a mixture of two and three family homes.

A email in opposition was submitted to the Commissioner Riley from Mr. Rick Grauer, dated March 20, 2023 regarding the lack of off street parking for the tenants of the building. The streets are narrow and already difficult to plow.

Atty. Carroll said that he had spoken with Ms. Sampson. He explained that a number of the homes do have driveways, but they are so narrow that they cannot be used.

**(23-18) 855 Thorme St. – Petition of Marie Henry – Seeking a special permit and a site plan review to convert the existing 1-family into a 2-family dwelling by adding a 24’ x 27’ 2nd story addition in the N2 zone.**

Ms. Marie Henry came forward to present the application. She then distributed copies of the elevation plan to the Commissioners. They will create an entrance at the back for the second unit.

Commissioner Riley noted that he had noticed that most of the homes on the street were single family homes.

Ms. Henry said that she was not changing the footprint of the building.

Mr. Jackson Strong, the Design Review Coordinator, came forward and said that they had requested additional information, which the petitioner had supplied. It is an existing building. He said that it was consistent with several of the goals of standards. It is only one unit and will not make a major change in the overall plan.

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 against the application. Hearing none, Commissioner Riley closed the public hearing on 855 Thorme Street.

**(23-19) 537 Seaview Ave. – Petition of Barnum Landing, LLC – Seeking a modification to the August 31, 2015, previously approved development plan and existing coastal site plan approval in the RX2 zone and coastal area.**

This item was deferred.

Commissioner Riley closed the public hearing portion of the meeting at 9:49 p.m.

### **DECISION SESSION**

**(23-15) 8-24 Referral – Petition of the Office of Planning & Economic Development (OPED) – Requesting under Sec. 8-24 of the Connecticut General Statute, a favorable recommendation to the City Council for a lease agreement for a portion of “Post Office Square”, also known as 1136-1160 Main Street.**

This item was withdrawn.

**D-1 (23-07) 206 & 222 Huntington Tpk. – Petition of YTD Enterprises, LLC – Seeking a zone change from the N2 zone to the NX4 zone beginning at a point (222 Huntington Turnpike) along the Southerly line of Huntington Turnpike, said point being the intersection of Huntington Turnpike and land of n/f United States of America, said point being S 214° 3’ 20” W of the intersection of Huntington Turnpike and Knoll Place; Thence S 135 ° 2’ 9” E a distance of 150’ along land of n/f United States of America; Thence S 219° 3’ 23” W a distance of 150’ along land n/f United Sates of America; Thence N 309° 5’ 5.4” W a distance of 150’ along n/f Verna M. Muller, Thence N 37° 0’ 22.2” E a distance of 150’ along the Southerly line of Huntington Turnpike to the point and place of beginning.**

**\*\* COMMISSIONER DORGAN MOVED TO DENY AGENDA ITEM D-1 (23-07) 206 & 222 HUNTINGTON TPK. – PETITION OF YTD ENTERPRISES, LLC – SEEKING A ZONE CHANGE FROM THE N2 ZONE TO THE NX4 ZONE BEGINNING AT A POINT (222 HUNTINGTON TURNPIKE) ALONG THE SOUTHERLY LINE OF HUNTINGTON TURNPIKE, SAID POINT BEING THE INTERSECTION OF HUNTINGTON TURNPIKE AND LAND OF N/F UNITED STATES OF AMERICA, SAID POINT BEING S 214° 3’ 20” W OF THE INTERSECTION OF HUNTINGTON TURNPIKE AND KNOLL PLACE; THENCE S 135 ° 2’ 9” E A DISTANCE OF 150’ ALONG LAND OF N/F UNITED STATES OF AMERICA; THENCE S 219° 3’ 23” W A DISTANCE OF 150’ ALONG LAND N/F UNITED SATES OF AMERICA; THENCE N 309° 5’ 5.4” W A DISTANCE OF 150’ ALONG N/F VERNA M. MULLER, THENCE N 37° 0’ 22.2” E A DISTANCE OF 150’ ALONG THE SOUTHERLY LINE OF**

**HUNTINGTON TURNPIKE TO THE POINT AND PLACE OF BEGINNING FOR THE FOLLOWING REASONS:**

- 1. THE PARCEL WAS PROPERLY ZONED AS N2 IN 2021/2022.**
- 2. THE APPLICANT’S ARGUMENT WAS NOT COMPELLING ENOUGH TO WARRANT THE ZONE CHANGE.**
- 3. THE PROPOSED ZONE CHANGE WOULD LOWER PROPERTY VALUES.**
- 4. THERE WAS SIGNIFICANT NEIGHBORHOOD OPPOSITION IN ATTENDANCE AND BY PETITION.**
- 5. THE PROPOSED ZONE CHANGE WOULD PERMIT USES THAT WOULD BE AN OVERUSE OF THE PROPERTIES.**

**\*\* COMMISSIONER FILOTEI SECONDED.**

**\*\* THE MOTION TO DENY AGENDA ITEM D-1 PASSED WITH FIVE IN FAVOR (RILEY, FILOTEI, DORGAN CORDERO, AND LABUFF) AND ONE (1) OPPOSED (MARTELL).**

**D-2 (23-08) 2600 Madison Ave. – Petition of SIMCOVE, LLC – Seeking a special permit and a site plan review to allow a self-storage facility in the previous retail supermarket building in the MX2 zone.**

This item was deferred to April 24, 2023.

**(23-11) 22-96 Williston St. – Petition of Madl Coleman Holding Company, LLC – Seeking a coastal site plan review and a site plan review approval for the construction of a 4-story, 60-unit residential apartment building in the RX2 zone.**

**\*\* COMMISSIONER CORDERO MOVED TO APPROVE AGENDA ITEM (23-11) 22-96 WILLISTON ST. – PETITION OF MADL COLEMAN HOLDING COMPANY, LLC – SEEKING A COASTAL SITE PLAN REVIEW AND A SITE PLAN REVIEW APPROVAL FOR THE CONSTRUCTION OF A 4-STORY, 60-UNIT RESIDENTIAL APARTMENT BUILDING IN THE RX2 ZONE WITH THE FOLLOWING CONDITION:**

**THE DEEP RECOMMENDATIONS CONTAINED IN THE EMAIL DATED MARCH 20, 2023 SHALL BE INCORPORATED INTO THE SITE DESIGN AND BE SUBJECT TO THE ENGINEERING DEPARTMENT’S REVIEW AND APPROVAL.**

**FOR THE FOLLOWING REASONS:**

- 1. THE SITE PLAN IS COMPLIANT WITH THE 2022 ZONING REGULATIONS.**

2. THE PROPOSAL IS IN ACCORDANCE WITH THE “MASTER PLAN OF CONSERVATION AND DEVELOPMENT”.
3. THERE ARE NO ADVERSE IMPACTS TO LONG ISLAND SOUND.

**\*THIS COASTAL SITE PLAN APPROVAL, AS REQUIRED UNDER SEC. 11.80.9 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT, CT SHALL EXPIRE ON MARCH 3, 2024.**

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

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

**(23-12) 1797 Main St. & 36 Frank St. – Petition of 1797 Main Street, LLC – Seeking a zone change from NX2 to MX2 for a certain portion of land, situated in the City of Bridgeport, County of Fairfield, State of Connecticut for 36-38 Frank Street, beginning at a point on the northerly street line of Frank Street a distance of 231.46' west of Main Street; thence running S 85°10'17" W, a distance of 24.78' to the intersection of Hurd Avenue. Said course abutting the northerly street line of Frank Street; thence running N 36°00'03" W, a distance of 80.61' to a point. Said course abutting the northeasterly street line of Hurd Avenue; thence running N 62°45'55" E, a distance of 64.50' to a point. Said course abutting land, now or formerly, of JROD, LLC; thence running S 12°48'51" E, a distance 45.40' to a point; thence running S 05°29'51" E, a distance of 48.60' to the true point and place of beginning. Said course abutting land, now or formerly, of 1797 Main Street, LLC, more particularly depicted as 36-38 Frank Street on a map entitled: “Property Survey and Lot Line Revision Map, prepared for VIP Group, LLC, parcels now known as, 1797 Main Street, 1839 Main Street, 1849-1857 Main Street, 48 Hurd Avenue (rear) and 36-38 Frank Street, Bridgeport, Connecticut, Sheet 1 of 1, August 30, 2022, Scale: 1"=20' and prepared by Cabezas DeAngelis, Engineers & Surveyors. Said map filed in the City of Bridgeport Town Clerk’s Office as map Volume 56 Page 242.**

**\*\* COMMISSIONER FILOTEI MOVED TO APPROVE AGENDA ITEM (23-12) 1797 MAIN ST. & 36 FRANK ST. – PETITION OF 1797 MAIN STREET, LLC – SEEKING A ZONE CHANGE FROM NX2 TO MX2 FOR A CERTAIN PORTION OF LAND, SITUATED IN THE CITY OF BRIDGEPORT, COUNTY OF FAIRFIELD, STATE OF CONNECTICUT FOR 36-38 FRANK STREET, BEGINNING AT A POINT ON THE NORTHERLY STREET LINE OF FRANK STREET A DISTANCE OF 231.46' WEST OF MAIN STREET; THENCE RUNNING S 85°10'17" W, A DISTANCE OF 24.78' TO THE INTERSECTION OF HURD AVENUE. SAID COURSE ABUTTING THE NORTHERLY STREET LINE OF FRANK STREET; THENCE RUNNING N 36°00'03" W, A DISTANCE OF 80.61' TO A POINT. SAID COURSE ABUTTING THE NORTHEASTERLY STREET LINE OF HURD AVENUE; THENCE RUNNING N 62°45'55" E, A DISTANCE OF 64.50' TO A POINT. SAID COURSE ABUTTING LAND, NOW OR FORMERLY, OF JROD, LLC; THENCE RUNNING S 12°48'51" E, A DISTANCE 45.40' TO A POINT; THENCE RUNNING S 05°29'51" E, A DISTANCE OF**

**48.60' TO THE TRUE POINT AND PLACE OF BEGINNING. SAID COURSE ABUTTING LAND, NOW OR FORMERLY, OF 1797 MAIN STREET, LLC, MORE PARTICULARLY DEPICTED AS 36-38 FRANK STREET ON A MAP ENTITLED: "PROPERTY SURVEY AND LOT LINE REVISION MAP, PREPARED FOR VIP GROUP, LLC, PARCELS NOW KNOWN AS, 1797 MAIN STREET, 1839 MAIN STREET, 1849-1857 MAIN STREET, 48 HURD AVENUE (REAR) AND 36-38 FRANK STREET, BRIDGEPORT, CONNECTICUT, SHEET 1 OF 1, AUGUST 30, 2022, SCALE: 1"=20' AND PREPARED BY CABEZAS DEANGELIS, ENGINEERS & SURVEYORS. SAID MAP FILED IN THE CITY OF BRIDGEPORT TOWN CLERK'S OFFICE AS MAP VOLUME 56 PAGE 242 EFFECTIVE APRIL 3, 2023 FOR THE FOLLOWING REASON:**

**THE ZONE CHANGE CORRECTS A SPLIT ZONE PARCEL.**

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

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

**(23-13) 1849-1857 Main St. & 48 Hurd Ave. (rear) – Petition of 1849 Main Street, LLC – Seeking a zone change from MX1 to MX2 and a certificate of location approval to construct a 6,600-sq. ft. auto detailing business permitted as a light vehicle service use in the proposed MX2 zone for 1849 thru 1857 Main Street, a certain portion of land, situated in the City of Bridgeport, County of Fairfield, State of Connecticut beginning at a point on the southwesterly street line of Main Street a distance of 271.44 feet northerly of Frank Street. Said point also being the southeasterly corner; thence running S 63°32'01" W, a distance of 268.94' feet to a point. Said course abutting land, now or formerly, of JROD, LLC; thence running N 36°00'03" W, distance of 32.18' to a point. Said course abutting the northeasterly street line of Hurd Avenue; thence running N 62°34'00" E, a distance of 130.00' to a point. Said course abutting land, now or formerly, of Pinho, LLC and other land of 1849 Main Street LLC, each in part; thence running N 22°57'01" W, a distance of 65.25' to a point. Said course abutting land, now or formerly, other land of 1849 Main Street LLC; thence running N 62°49'18" E, a distance of 140.68' to a point. Said course abutting land, now or formerly, of Maria Pereira and Orchard Hill Development, LLC, each in part; thence running S 26°14'53" E, a distance of 100.81' to the true point and place of beginning; and for 48 Hurd Avenue (Rear), a certain portion of land, situated in the City of Bridgeport, County of Fairfield, State of Connecticut, commencing at a point on the southwesterly street line of Main Street a distance of 372.25' feet northerly of Frank Street; thence running S 62°49'18" W, a distance of 140.68' to the northeasterly corner of herein described parcel and point of beginning; thence running S 22°57'01" E, a distance of 65.25' to a point; thence running S 62°34'00" W, a distance of 30.00' to a point. The previous two courses abutting land, now or formerly, of 1849 Main Street LLC; thence running N 36°03'34" W, a distance of 66.00 feet to a point. Said course abutting land, now or formerly, of Pinho, LLC; thence running N 62°49'18" E, a distance of 45.00' to the true point and place of beginning. Said course abutting lands, now or formerly, of Maria**

Pereira, each in part, more particularly depicted as on a map entitled: "Property Survey and Lot Line Revision Map, prepared for VIP Group, LLC, parcels now known as, 1797 Main Street, 1839 Main Street, 1849-1857 Main Street, 48 Hurd Avenue (rear) and 36-38 Frank Street, Bridgeport, Connecticut, Sheet 1 of 1, August 30, 2022, Scale: 1"=20' and prepared by Cabezas DeAngelis, Engineers & Surveyors. Said map filed in the City of Bridgeport Town Clerk's Office as map Volume 56 Page 242.

**\*\* COMMISSIONER DORGAN MOVED TO APPROVE AGENDA ITEM (23-13) 1849-1857 MAIN ST. & 48 HURD AVE. (REAR) – PETITION OF 1849 MAIN STREET, LLC – SEEKING A ZONE CHANGE FROM MX1 TO MX2 AND A CERTIFICATE OF LOCATION APPROVAL TO CONSTRUCT A 6,600-SQ. FT. AUTO DETAILING BUSINESS PERMITTED AS A LIGHT VEHICLE SERVICE USE IN THE PROPOSED MX2 ZONE FOR 1849 THRU 1857 MAIN STREET, A CERTAIN PORTION OF LAND, SITUATED IN THE CITY OF BRIDGEPORT, COUNTY OF FAIRFIELD, STATE OF CONNECTICUT BEGINNING AT A POINT ON THE SOUTHWESTERLY STREET LINE OF MAIN STREET A DISTANCE OF 271.44 FEET NORTHERLY OF FRANK STREET. SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER; THENCE RUNNING S 63°32'01" W, A DISTANCE OF 268.94' FEET TO A POINT. SAID COURSE ABUTTING LAND, NOW OR FORMERLY, OF JROD, LLC; THENCE RUNNING N 36°00'03" W, DISTANCE OF 32.18' TO A POINT. SAID COURSE ABUTTING THE NORTHEASTERLY STREET LINE OF HURD AVENUE; THENCE RUNNING N 62°34'00" E, A DISTANCE OF 130.00' TO A POINT. SAID COURSE ABUTTING LAND, NOW OR FORMERLY, OF PINHO, LLC AND OTHER LAND OF 1849 MAIN STREET LLC, EACH IN PART; THENCE RUNNING N 22°57'01" W, A DISTANCE OF 65.25' TO A POINT. SAID COURSE ABUTTING LAND, NOW OR FORMERLY, OTHER LAND OF 1849 MAIN STREET LLC; THENCE RUNNING N 62°49'18" E, A DISTANCE OF 140.68' TO A POINT. SAID COURSE ABUTTING LAND, NOW OR FORMERLY, OF MARIA PEREIRA AND ORCHARD HILL DEVELOPMENT, LLC, EACH IN PART; THENCE RUNNING S 26°14'53" E, A DISTANCE OF 100.81' TO THE TRUE POINT AND PLACE OF BEGINNING; AND FOR 48 HURD AVENUE (REAR), A CERTAIN PORTION OF LAND, SITUATED IN THE CITY OF BRIDGEPORT, COUNTY OF FAIRFIELD, STATE OF CONNECTICUT, COMMENCING AT A POINT ON THE SOUTHWESTERLY STREET LINE OF MAIN STREET A DISTANCE OF 372.25' FEET NORTHERLY OF FRANK STREET; THENCE RUNNING S 62°49'18" W, A DISTANCE OF 140.68' TO THE NORTHEASTERLY CORNER OF HEREIN DESCRIBED PARCEL AND POINT OF BEGINNING; THENCE RUNNING S 22°57'01" E, A DISTANCE OF 65.25' TO A POINT; THENCE RUNNING S 62°34'00" W, A DISTANCE OF 30.00' TO A POINT. THE PREVIOUS TWO COURSES ABUTTING LAND, NOW OR FORMERLY, OF 1849 MAIN STREET LLC; THENCE RUNNING N 36°03'34" W, A DISTANCE OF 66.00 FEET TO A POINT. SAID COURSE ABUTTING LAND, NOW OR FORMERLY, OF PINHO, LLC; THENCE RUNNING N 62°49'18" E, A DISTANCE OF 45.00' TO THE TRUE POINT AND PLACE OF BEGINNING. SAID COURSE ABUTTING LANDS,**

City of Bridgeport  
Planning and Zoning Commission  
Regular Meeting  
March 27, 2023



**NOW OR FORMERLY, OF MARIA PEREIRA, EACH IN PART, MORE PARTICULARLY DEPICTED AS ON A MAP ENTITLED: “PROPERTY SURVEY AND LOT LINE REVISION MAP, PREPARED FOR VIP GROUP, LLC, PARCELS NOW KNOWN AS, 1797 MAIN STREET, 1839 MAIN STREET, 1849-1857 MAIN STREET, 48 HURD AVENUE (REAR) AND 36-38 FRANK STREET, BRIDGEPORT, CONNECTICUT, SHEET 1 OF 1, AUGUST 30, 2022, SCALE: 1"=20' AND PREPARED BY CABEZAS DEANGELIS, ENGINEERS & SURVEYORS. SAID MAP FILED IN THE CITY OF BRIDGEPORT TOWN CLERK’S OFFICE AS MAP VOLUME 56 PAGE 242, EFFECTIVE APRIL 3, 2023 FOR THE FOLLOWING REASONS:**

- 1. THE ZONE CHANGE IS CONSISTENT WITH THE OTHER PROPERTIES.**
- 2. THE “CERTIFICATE OF LOCATION” APPROVAL COMPLIMENTS THE EXISTING USES ON THE PROPERTIES.**
- 3. THE MOTOR VEHICLE USES ARE CONSISTENT WITH THIS SECTION OF MAIN STREET.**

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

**(23-14) 99 Elm St. (aka 202 Fairfield Ave.) – Petition of Club Cohiba, LLC – Seeking a certificate of location approval for a tobacco bar/cigar club with retail sales of cigars and tobacco in the DX1 zone.**

**\*\* COMMISSIONER LABUFF MOVED TO APPROVE AGENDA ITEM (23-14) 99 ELM ST. (AKA 202 FAIRFIELD AVE.) – PETITION OF CLUB COHIBA, LLC – SEEKING A CERTIFICATE OF LOCATION APPROVAL FOR A TOBACCO BAR/CIGAR CLUB WITH RETAIL SALES OF CIGARS AND TOBACCO IN THE DX1 ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. NO LIVE ENTERTAINMENT ALLOWED.**
- 2. NO FOOD OR LIQUOR SALES ALLOWED.**

**FOR THE FOLLOWING REASONS:**

- 1. THE NEW USE COMPLIMENTS THE DOWNTOWN NIGHTLIFE.**
- 2. THE USE PROVIDES AN ADDITIONAL RECREATIONAL USE FOR THE DOWNTOWN RESIDENTS AND VISITORS.**

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

**(23-16) 4000 Park Ave. – Petition of Sacred Heart University, Inc. – Seeking an approval of a Master Plan Development (MPD) to allow for the construction of an attached parking garage and a 60,000-sq. ft., 3-story addition for non-residential collegiate uses in the RX2 zone.**

**\*\* COMMISSIONER FILOTEI MOVED TO APPROVE AGENDA ITEM (23-16) 4000 PARK AVE. – PETITION OF SACRED HEART UNIVERSITY, INC. – SEEKING AN APPROVAL OF A MASTER PLAN DEVELOPMENT (MPD) TO ALLOW FOR THE CONSTRUCTION OF AN ATTACHED PARKING GARAGE AND A 60,000-SQ. FT., 3-STORY ADDITION FOR NON-RESIDENTIAL COLLEGIATE USES IN THE RX2 ZONE WITH THE FOLLOWING CONDITION:**

**THERE SHALL BE NO RESIDENTIAL USES ON THE PROPERTY.**

**FOR THE FOLLOWING REASON:**

**THE PROPOSAL COMPLIES WITH THE CRITERIA OF THE MASTER PAN DEVELOPMENT (MPD) OF SECTION 5.0.**

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

**(23-17) 117 Princeton St. – Petition of V&L Properties – Seeking a site plan review and a coastal site plan review for the construction of a 2.5 story, 4-unit dwelling in the NX1 zone and coastal area.**

**\*\* COMMISSIONER MARTORAL MOVED TO APPROVE AGENDA ITEM (23-17) 117 PRINCETON ST. – PETITION OF V&L PROPERTIES – SEEKING A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW FOR THE CONSTRUCTION OF A 2.5 STORY, 4-UNIT DWELLING IN THE NX1 ZONE AND COASTAL AREA FOR THE FOLLOWING REASONS:**

- 1. THE SITE PLAN IS COMPLIANT WITH THE 2022 ZONING REGULATIONS.**
- 2. THE PROPOSAL IS IN ACCORDANCE WITH THE “MASTER PLAN OF CONSERVATION AND DEVELOPMENT.”**
- 3. THERE ARE NO ADVERSE IMPACTS TO LONG ISLAND SOUND.**

**\*This coastal site plan approval, as required under Sec. 11.80.9 of the Zoning Regulations of the City of Bridgeport, CT shall expire on March 3, 2024.**

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

**(23-18) 855 Thorme St. – Petition of Marie Henry – Seeking a special permit and a site plan review to convert the existing 1-family into a 2-family dwelling by adding a 24’ x 27’ 2nd story addition in the N2 zone.**

**\*\* COMMISSIONER. FILOTEI MOVED TO DENY AGENDA ITEM (23-18) 855 THORME ST. – PETITION OF MARIE HENRY – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO CONVERT THE EXISTING 1-FAMILY INTO A 2-FAMILY DWELLING BY ADDING A 24’ X 27’ 2ND STORY ADDITION IN THE N2 ZONE FOR THE FOLLOWING REASONS:**

- 1. A TWO-FAMILY WOULD BE INCONSISTENT WITH THE SURROUNDING PROPERTIES.**
- 2. THE ZONE IS A ONE-FAMILY ZONE.**

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

**\*\* THE MOTION TO DENY AGENDA ITEM (23-18) 855 THORME ST. – PETITION OF MARIE HENRY – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO CONVERT THE EXISTING 1-FAMILY INTO A 2-FAMILY DWELLING BY ADDING A 24’ X 27’ 2ND STORY ADDITION IN THE N2 ZONE FAILED TO PASS WITH TWO (2) IN FAVOR (FILOTEI AND DORGAN) AND FOUR (4) OPPOSED (RILEY, CORDERO, MARTORAL AND LABUFF).**

**\*\* COMMISSIONER MARTORAL MOVED TO APPROVE AGENDA ITEM (23-18) 855 THORME ST. – PETITION OF MARIE HENRY – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO CONVERT THE EXISTING 1-FAMILY INTO A 2-FAMILY DWELLING BY ADDING A 24’ X 27’ 2ND STORY ADDITION IN THE N2 ZONE FOR THE FOLLOWING REASON:**

**THE PROPERTY IS A CORNER LOT AND A TWO-FAMILY IS AN ACCEPTABLE USE.**

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

**\*\* THE MOTION FAILED TO PASSED WITH FOUR (4) IN FAVOR (RILEY, CORDERO, MARTORAL AND LABUFF) AND TWO (2) OPPOSED (FILOTEI AND DORGAN).**

**THEREFORE, THE APPLICATION IS DENIED WITHOUT PREJUDICE.**

**(23-19) 537 Seaview Ave. – Petition of Barnum Landing, LLC – Seeking a modification to the August 31, 2015, previously approved development plan and existing coastal site plan approval in the RX2 zone and coastal area.**

This item was deferred to April 24, 2023.

**OTHER BUSINESS**

There were no additional matters to consider at this time.

**CONSENT AGENDA**

There were no additional matters to consider at this time.

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

There were no additional matters to consider at this time.

**APPROVAL OF MINUTES**

**• Minutes of January 20, 2023**

**\*\* COMMISSIONER CORDERO DORGAN MOVED THE MINUTES OF THE JANUARY 20, 2023 MEETING**

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

**\*\* THE MOTION TO APPROVE THE MINUTES OF THE JANUARY 20, 2023 MEETING AS SUBMITTED PASSED UNANIMOUSLY.**

**ADJOURNMENT**

**\*\* COMMISSIONER CORDERO MOVED TO ADJOURN**

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

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

The meeting adjourned at 10:08 p.m.

Respectfully submitted,

S. L. Soltes  
Telesco Secretarial Services