

**CITY OF BRIDGEPORT  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
November 27, 2017**

**ATTENDANCE:** Melville Riley, Chair; Barbara Freddino; Tom Fedele; Robert Morton; Arturo Gravina; Reginald Walker; Bob Filotei; Carlos Moreno; Robert Morton; Cesar Cordero

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

**CALL TO ORDER**

Chairman Riley called the meeting to order at 6:30 p. m. A quorum was present.

**DEFERRED BUSINESS**

**D-1 (17-46) 547 North Ave. – Petition of 547 N Avenue Bridgeport Realty, LLC – Seeking a special permit and a site plan review to legalize the 850 sq. ft. of retail area in the existing gas station in an I-L zone.**

Mr. Buckley stated that this item was withdrawn on November 17, 2017.

**D-2 (17-52) 100 Fairfield Ave. – Petition of Jairo Sandoval – Seeking a special permit and a site plan review to permit the establishment of a cafeteria style restaurant with a café/restaurant beer & wine liquor permit in the DVD-CORE zone.**

Mr. Sandoval came forward in favor of the item. He stated that the restaurant accommodates 50 people. The hours of operation are 7 a. m. – 7 p. m. from Monday to Saturday. He stated that he is considering extending the hours to 8 or 9 p. m. The restaurant is closed on Sunday. Wine and beer will be served at only at the tables.

**NEW BUSINESS**

**(17-56) 48 Infield St. – Petition of MTM Classic Home builders, LTD – Seeking an approval of a nine (9) lot subdivision and construct nine (9) single-family residences in an R-A zone.**

Attorney Charles Willinger came forward in favor of the item. HE stated that this item is nearly identical to the subdivision that was approved in 2005. Due to economic conditions, that subdivision was not built. He stated that single family homes are allowed in the R-A zone. The development will use municipal water and sewer. He stated that the IWWA gave approval to the item, and his client will adhere to all of Mr. Popp's recommendations.

Atty. Willinger stated that the development is consistent with the City Master Plan. It complies with all health and safety requirements and water management requirements. He stated that six oak trees will be planted along one side of the site. A number of trees will be planted in the interior.

Mr. Anthony Jenkins came forward in opposition to the item. He stated that the noise pollution will be harmful. He stated that the dust created during construction will be harmful to his daughter's asthma condition. He stated that the development should not be put in because it is near a protected wetlands area.

Ms. Susanne Wilson came forward in opposition. She stated that the dust pollution created during construction would be harmful.

Atty. Willinger came forward to offer his rebuttal. He stated that the project will comply with regulations on limiting the amount of dust created during construction. He stated that the wetlands are not on the site of construction and that should not stop the project from going forward.

**(17-57) 580-582 North Ave. – Petition of 580 North Avenue, LLC – Seeking a special permit and a site plan review to permit the conversion of the existing used car dealership into a six (6) pump gas station with a 2,094-sq. ft. convenience store in an I-L zone.**

Atty. Willinger stated that his client has operated a gas station for 13 years on Park Avenue. He plans to open the same type of business on North Avenue. He stated that his gas station would be the only one on the west side of Park Avenue. All of the other gas stations are located on the east side.

Atty. Willinger stated that the business will hire local people to fill 7 or 8 positions. He stated that we have the support of the local businesses that would be most impacted by this development. He submitted two letters of support for the record.

Atty. Willinger stated that the site plan is fully compliant with development standards of landscaping. The site will meet the requirement of nine parking spaces. About 534 square feet will be added to the building. There will be two entrances to the building.

Atty. Willinger stated that the business will promote economic development and not impair future development of the area. Having a gas station on this side of the avenue will reduce the number of motorists turning into gas stations on the opposite side. Traffic flow will be improved.

Mr. Eddie Jamal came forward and showed samples of the stone façade that will make up the lower portion of the exterior wall. He stated the building will have a clean and modern look. Someone will be at the location 25 hours per day. The hours of operation will be closed from 1 a. m. to 4:30 a. m.

Attorney Joel Green came forward in opposition. He stated that he is representing the owner of the gas station across the street from the proposed site. He stated that a utility plan has not been included in the plans as is required by statute. He stated that the size of the underground tanks is not specified. The size of the tanks will impact the frequency of trucks coming with gas deliveries. A traffic study should be done to find out what impact these deliveries will have on the customers waiting in line for gas.

Atty. Green stated that the site plan indicates a door separating two areas of the building. He stated the owner may be considering a second use for a portion of the building.

Atty. Willinger came forward to offer his rebuttal. He stated that the owner of the gas station across the street is in opposition because he does not want competition. In the past, the owner's attitude has been – the more traffic, the better.

The architect for the site came forward and stated that the site plan indicated the tanks will be 8 x 8 but not the location of the tanks.

Chairman Riley stated that we would like a complete utility plan for the site. He stated that the item will be continued to allow the petitioner to provide the utility plan.

**(17-58) 540-546 East Main St. – Petition of Eduardo Reyes – Seeking a site plan review to permit the establishment of a 14-space parking lot to be used in conjunction with the restaurant at 510-512 East Main Street in an OR zone.**

Atty. Washington Cabezas came forward in favor of the item. He stated that his client purchased this parcel in order to accommodate the customers of his restaurant. He stated that the plan meets landscaping, storm water management and all other requirements. Signage will be put up to indicate that the lot is only for restaurant customers. There will be two light posts, but they will not cause light pollution.

**(17-59) 495 Shelton St. – Petition of Washington Cabezas – Seeking a site plan review to permit the construction of a single-family residence in an OR zone.**

Atty. Washington Cabezas came forward in favor of the item. He stated that the residence is in line with the look and feel of the neighborhood. A single family home is located adjacent to the site. He stated that the site is an irregular sized lot. Landscaping, parking, and drainage requirements are all met.

**(17-60) 755 Central Ave. – Petition of Bridgeport Public Library – Seeking a zone change from OR-G/R-B zone to OR-G zone and also seeking a site plan review to permit the construction of an 8,000-sq. ft. addition to the existing library building, which will be renovated and brought to code in the OR-G zone.**

Atty. Michael Ailes came forward in favor of the item. He stated that the original building was constructed in 1900. The addition will be 8,045 square feet. Including the addition, the building will be 15,796 square feet. He stated that the East End NRZ is in favor of the construction.

Atty. Ailes stated that the footprint of the addition is bigger than the existing building, but the existing building is higher. He stated that parking will be part of the Civic Block. Temporary parking will be used until the Civic Block parking is available.

Mr. Bill Coleman came forward in support of the item. He stated that the library will be an anchor for the neighborhood.

Ms. Wanda Simmons came forward in support of the item. She stated that the library is important to the development of the area. She cannot wait for it to be up and running.

**(17-61) 4 Seabright Ave. – Petition of The Holding Corporation of the Swedish Singing Society Norden, Inc. – Seeking a site plan review and a coastal site plan review to legalize the extension and paving of the parking lot and driveway in an R-B zone and coastal area.**

Attorney Ray Rizio stated that the parking lot has been paved and repaved over the years. It was repaved and his client did not think that a coastal approval was needed. The pavement was ripped up and concrete was installed. It is impermeable. He stated that he is requesting the legalization of this existing parking lot.

Atty. Rizio stated that John Goucher has not expressed opposition to the item, but he has not given an official response.

**CONTINUED CITY BUSINESS**

**C-1 (17-44) Text Amendment – Petition of Office of Planning & Economic Development (OPED) – Seeking to establish a comprehensive approach to all establishments serving or selling liquor within the City limits excluding full service restaurants under Sec. 12-10 of the City of Bridgeport Zoning Regulations.**

Mr. Circh Estery came forward in opposition. He stated that all eight of the NRZs are opposed to the text amendment. HE stated that liquor stores would be placed too close to schools and hospitals.

Mr. Richard Leger came forward in opposition. He stated that he has owned a liquor store in in the City for the past 20 years. He stated that this text amendment will have a negative impact on his business.

Mr. Leger stated that Ms. Lynn Haig has met many times with Atty. Willinger, but she has not met with the owners of liquor stores to ask them for their input. Ms. Haig has not indicated how the neighborhoods will be improved by these changes. He stated she is wrong in saying that Bridgeport has the most restrictive regulations in the State. She claims there are a few bad actors, but decreasing the distance between stores will cause an increase in the problems. Liquor store density adds to problems.

Mr. Leger stated that the text amendment is an overreach. It harms the rights of property owners. It must stay within the boundaries of state statues. Permits remain with the land instead of the individual.

Mr. Leger stated Ms. Haig claims that enforcement of violators is difficult. He stated there are many ways to address violations with fines, temporary closures, removal of permits and other methods.

Ms. Anna Greer came forward in opposition to the item with the current language. She stated that liquor stores are disproportionately located in areas with low income and high poverty levels. She stated that the inequities developed under the current regulations put in place in 1995.

Mr. Greer stated that the text amendment is not sufficient. Additional language is needed requiring census information to be looked at when making a decision on granting a permit.

Ms. Greer stated that the increase in the number of liquor stores will not impact children walking to schools. The children are already walking by the liquor stores, and that will not be changed.

Ms. Haig came forward and requested that the item be continued. Chairman Riley stated that the item will be continued to the next meeting.

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

No items were brought forward.

### **DECISION SESSION**

#### **Continued City Business**

**C-1 (17-44) RE: TEXT AMENDMENTS – Seeking to establish a comprehensive approach to all establishments serving or selling liquor within the City limits excluding full service restaurants under Sec. 12-10 of the City of Bridgeport Zoning Regulations.**

The item was given a 3<sup>rd</sup> continuance to January 29, 2018.

#### **Deferred Business**

**D-1 (17-46) RE: 547 NORTH AVENUE – Seeking a special permit and a site plan review to legalize the 850-sq. ft. of retail area in the existing gas station in an I-L zone.**

- \*\* COMMISSIONER MORTON MOVED TO ACCEPT THE WITHDRAWL OF 547 NORTH AVENUE – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO LEGALIZE THE 850-SQ. FT. OF RETAIL AREA IN THE EXISTING GAS STATION IN AN I-L ZONE.**
- \*\* COMMISSIONER FREDDINO SECONDED THE MOTION.**
- \*\* THE MOTION PASSED UNANIMOUSLY.**

**D-2 (17-52) RE: 100 FAIRFIELD AVENUE – Seeking a special permit and a site plan review to permit the establishment of a cafeteria style restaurant with a café/restaurant beer & wine liquor permit in the DVD-CORE zone.**

- \*\* COMMISSIONER MORTON MOVED TO APPROVE 100 FAIRFIELD AVENUE – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A CAFETERIA STYLE**

**RESTAURANT WITH A CAFÉ/RESTAURANT BEER & WINE LIQUOR PERMIT IN THE DVD-CORE ZONE WITH THE FOLLOWING CONDITIONS:**

**ALL ALCOHOLIC BEVERAGES SHALL BE SERVED TO PATRONS AT THEIR TABLES BY THE WAIT STAFF ONLY.**

**THE USE OF ANY TYPE OF BAR IS STRICTLY PROHIBITED.**

**FOR THE FOLLOWING REASON: THE PROJECT AS APPROVED COMPLIES WITH THE SITE PLAN STANDARDS OF SEC. 14-2-5, AS WELL AS THE SPECIAL PERMIT STANDARDS OF SEC. 14-4-4.**

**THE EXPIRATION DATE OF THE SPECIAL PERMIT APPROVAL, AS REQUIRED UNDER SEC. 14-4-5 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT, CT HAS BEEN ESTABLISHED AS DECEMBER 4, 2018.**

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

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

**NEW BUSINESS**

**17-56 RE: 48 INFIELD STREET – Seeking an approval of a nine (9) lot subdivision and construct nine (9) single-family residences in an R-A zone.**

**\*\* COMMISSONER WALKER MOVED TO APPROVE: 48 INFIELD STREET – SEEKING AN APPROVAL OF A NINE (9) LOT SUBDIVISION AND CONSTRUCT NINE (9) SINGLE-FAMILY RESIDENCES IN AN R-A ZONE WITH THE FOLLOWING CONDITION:**

**THE PETITIONER IS TO COMPLY WITH ALL THE CITY ENGINEER’S CONCERNS NOTED IN HIS LETTER DATED 11/20/17, AS WELL AS THE W.P.C.A. MANAGER’S RECOMMENDATION DATED 11/03/17.**

**FOR THE FOLLOWING REASON:**

**THE PROJECT AS APPROVED COMPLIES WITH THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT.**

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

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

**17-57 RE: 580 – 582 NORTH AVENUE – Seeking a special permit and a site plan review to permit the conversion of the existing used car dealership into a six (6) pump gas station with a 2,094-sq. ft. convenience store in an I-L zone.**

**\*\* COMMISSIONER WALKER MOVED TO CONTINUE 580 – 582 NORTH AVENUE – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE CONVERSION OF THE EXISTING USED CAR**

**DEALERSHIP INTO A SIX (6) PUMP GAS STATION WITH A 2,094-SQ. FT. CONVENIENCE STORE IN AN I-L ZONE TO JANUARY 29, 2018.**

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

**17-58 RE: 540 – 546 EAST MAIN STREET – Seeking a site plan review to permit the establishment of a 14-space parking lot to be used in conjunction with the restaurant at 510-512 East Main Street in an OR zone.**

**\*\* COMMISSINOER GRAVINA MOVED TO APPROVE 540 – 546 EAST MAIN STREET – SEEKING A SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A 14-SPACE PARKING LOT TO BE USED IN CONJUNCTION WITH THE RESTAURANT AT 510-512 EAST MAIN STREET IN AN OR ZONE WITH THE FOLLOWING CONDITIONS:**

**1. THE PARKING LOT SHALL BE STRIPED IN ACCORDANCE WITH SEC. 11-1-12 – FIGURE 11A OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT.**

**2. THE PERIMETER OF THE PARKING LOT SHALL BE PLANTED IN ACCORDANCE WITH THE PLAN SUBMITTED TO AND APPROVED BY THE COMMISSION. FURTHERMORE, THE SHRUBBERY SHALL BE PROPERLY MAINTAINED AND REPLACED WHEN NECESSARY.**

**FOR THE FOLLOWING REASON: THIS APPROVAL PROVIDES SOME OFF-STREET PARKING FOR THE RESTAURANT PATRONS AT 510-512 EAST MAIN STREET WHICH IS A HEAVILY TRAVELED AREA.**

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

**17-59 RE: 495 SHELTON STREET – Seeking a site plan review to permit the construction of a single-family residence in an OR zone.**

**\*\* COMMISSIONER FILOTEI MOVED TO APPROVE 495 SHELTON STREET – SEEKING A SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE IN AN OR ZONE WITH THE FOLLOWING CONDITION:**

**THE DEVELOPMENT OF THE SUBJECT PREMISES SHALL BE IN STRICT ACCORD WITH THE PLAN SUBMITTED TO AND APPROVED BY THE COMMISSION.**

**FOR THE FOLLOWING REASON:**

**THE PROJECT AS APPROVED COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT.**

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

**17-60 RE: 755 CENTRAL AVENUE – Seeking a zone change from OR-G/R-B zone to OR-G zone and also seeking a site plan review to permit the construction of an 8,000-sq. ft. addition to the existing library building, which will be renovated and brought to code in the OR-G zone.**

**\*\* COMMISSIONER MORTON MOVED TO APPROVE 755 CENTRAL AVENUE – SEEKING A ZONE CHANGE FROM OR-G/R-B ZONE TO OR-G ZONE AND ALSO SEEKING A SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF AN 8,000-SQ. FT. ADDITION TO THE EXISTING LIBRARY BUILDING, WHICH WILL BE RENOVATED AND BROUGHT TO CODE IN THE OR-G ZONE WITH AN EFFECTIVE DATE OF DECEMBER 4, 2017 WITH THE FOLLOWING CONDITION: THE DEVELOPMENT OF THE SUBJECT PREMISES SHALL BE IN STRICT ACCORD WITH THE PLAN SUBMITTED TO AND APPROVED BY THE COMMISSION.**

**FOR THE FOLLOWING REASON: THE PROJECT AS APPROVED COMPLIES WITH THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5 OF THE ZONING REGULATIONS OF THE CITY OF BRIDGEPORT.**

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

**17-61 RE: 4 SEABRIGHT AVENUE – Seeking a site plan review and a coastal site plan review to legalize the extension and paving of the parking lot and driveway in an R-B zone and coastal area.**

**\*\* COMMISSIONER MORTON MOVED TO CONTINUE 4 SEABRIGHT AVENUE – SEEKING A SITE PLAN REVIEW AND A COASTAL SITE PLAN REVIEW TO LEGALIZE THE EXTENSION AND PAVING OF THE PARKING LOT AND DRIVEWAY IN AN R-B ZONE AND COASTAL AREA TO JANUARY 29, 2018.  
\*\* COMMISSIONER MORENO SECONDED THE MOTION.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

#### **APPROVAL OF MINUTES**

**Minutes of October 30, 2017 – Present: Acting Chair, Melville Riley. Commissioners: Robert Morton, Barbara Freddino, Robert Filotei, Reginald Walker, Carlos Moreno, Arturo Gravina-Hernandez, Cesar Cordero and Thomas Fedele; Staff: Dennis Buckley, Zoning Official; Associate City Attorney, Russell Liskov.**

**\*\* COMMISSIONER MORENO MOVED TO APPROVE THE OCTOBER 30, 2017 MINUTES AS SUBMITTED.  
\*\* COMMISSIONER FEDELE SECONDED THE MOTION.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

#### **ADJOURNMENT**

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



The meeting was adjourned at 9:04 p. m.

Respectfully submitted,

Tom Blaney  
Telesco Secretarial Services