

**CITY OF BRIDGEPORT
PLANNING & ZONING COMMISSION
REGULAR MEETING
SEPTEMBER 26, 2016**

ATTENDANCE: Melville Riley, Chair; Barbara Freddino; Tom Fedele; Anne Pappas Phillips; Carlos Moreno; Bob Filotei; Reginald Walker; Robert Morton

STAFF: Dennis Buckley, Zoning Official; Russell Liskov, Associate City's Attorney; Diego Guevara, Design Review Coordinator;

CALL TO ORDER

Chairman Riley Called the meeting to order at 6:02 p. m. A quorum was present.

CITY BUSINESS

Information Presentation

Ms. Lynn Haig, Planning Director for the city of Bridgeport Office of Planning & Economic Development came forward to present the Bridgeport Waterfront Plan. She stated that at twenty-four miles, Bridgeport has the longest waterfront of any municipality in the state. Much of it is industrial and the public does not have access to the waterfront. The Waterfront aims to identify opportunities to better use the waterfront. She stated that OPED has looked at the ways that New York City and Boston have used waterfront and incorporated their ideas into the Bridgeport plan. We would like to have a continuous pathway along the waterfront, and have identified six properties that can be redeveloped. These properties would become activity sites which would offer small vacation type atmosphere. Seasonal restaurants could open. In addition, a floating swimming pool could be put out in the river. She stated that OPED will continue working on the plan for the next 4-6 weeks and bring it forward to the Planning & Zoning Commission for approval.

Commissioner Walker stated that he is pleased to see the vision for the waterfront come together. He asked if OPED has considered where the money will come from to implement the plan. Ms. Haig stated that that money for the project has been taken into account and that changes to zoning, enforcement of blight removal, and other steps will lead to the plan coming together.

DEFERRED BUSINESS

D-1 (16-47) 15 Grand Street Petition of Miriam DeJesus – Seeking a special permit and a site plan review to reestablish a used car dealership and issuance of a used car dealership license in one half (5,000 sq. ft.) of the existing building and reestablish a motor vehicle recycling and disassembly business in te remaining 5,000 sq. ft. of building space in an I-L zone.

Atty. Ray Rizio came forward in favor of the item. He stated that he received a letter from Design Review Coordinator Diego Guevara stated that the application did not comply with what the city would like to see

at the location. He stated that he believed the application runs with the land and not the owner, and that this is an existing conforming use that complies with standards. He requested a continuance on the item so that he could consult with the city attorney.

**** COMMISSIONER MORTON MOVED TO GRANT A CONTINUANCE FOR (16-47) 15 GRAND STREET PETITION OF MIRIAM DEJESUS – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO REESTABLISH A USED CAR DEALERSHIP AND ISSUANCE OF A USED CAR DEALERSHIP LICENSE IN ONE HALF (5,000 SQ. FT.) OF THE EXISTING BUILDING AND REESTABLISH A MOTOR VEHICLE RECYCLING AND DISASSEMBLY BUSINESS IN THE REMAINING 5,000 SQ. FT. OF BUILDING SPACE IN AN I-L ZONE UNTIL NOVEMBER 1, 2016.**

**** COMMISSIONER FEDELE SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

NEW BUSINESS

(16-48) 102 Bank Street (aka 955-957 Main St.) – Petition of 4Conersbilliards, LLC – Seeking a special permit and a site plan review to permit the establishment of a billiard parlor use with full service consumer bar and the issuance of a café liquor permit in the DVD-CORE zone.

Mr. Neelton Gooden came forward, with Mr. Ray Rigonie, in favor of the item. Mr. Gooden provided blueprints for the location. He stated that he wishes to put in five pool tables and a full service consumer bar. The first plan included a sixth pool table. The sixth table has been taken out of the plan, and that space will be used as a common area. There will be twenty-two seats at the bar, and the Fire Marshall has stated that the maximum occupancy is 78 persons. The hours of operation will be from 3 p. m. to 1 a. m. Sunday – Thursday and 3 p. m. to 2 a. m. Friday – Saturday. The parking garage next door is open to the public, and will be used for parking.

(16-49) 25 Radel St. – Petition of Supreme Auto Repair & Sales – Seeking to grant under Sec. 12-54 of the CT General Statutes an amended certificate of approval of location for a used car dealership license under new ownership in an I-L zone.

Mr. Gene Arganese came forward in favor of the item. He stated that a used car dealership was operated by a tenant out of this location. He stated that the tenant has been evicted, and vacated the location yesterday. The property has not been maintained, and needs major improvements. As the owner of the location, he will make the necessary improvements, and run the dealership. He stated that there will be about 45 – 50 cars parked in the lot and there is an eight car bay. About 5% of the vehicles are trucks. No cars will be parked in the street. He is willing to improve the landscaping by planting more shrubs along Radel Street.

Councilwoman Eneida Martinez came forward to speak on the item. She stated that she has received numerous complaints from constituents regarding the condition of the dealership. There are abandoned cars there and the place looks disgusting.

Mr. Arganese stated that Ms. Martinez is correct. Now that the tenant has been removed, he plans on making the necessary improvements to clean it up and start a land owner run business.

(16-50) 317 Mountain Grove St. – Petition of Mountain Grove, LLC – Seeking a special permit and a site plan review to legalize the establishment of a private high school use in a portion of the existing factory building in an I-L zone.

Atty. Ray Rizio came forward in favor of the item. He stated that the private high school serves at risk children. It makes use of the Bodine training site where they trained their employees. They also were paid to train employees of other companies. It is located in a light industrial zone, is a pre-existing use, and doesn't need a variance. He stated that the school has 11 classrooms and 35-50 students. 90% of them get dropped off. There are 140 parking spaces, and a separate entrance.

Commissioner Pappas Phillips stated that the school is located in a light industrial zone, and is not an appropriate location for a school. There are businesses located all around the school. Students, particularly at risk students, should not be made to attend school there.

CONSENT AGENDA

(CA-1 to CA-5) 1790 Stratford Ave., 1774-1776 Stratford Ave., 1750 Stratford Ave., 164 Cowles St., and 135-145 Miles St. – Petition of J. Ray Enterprise Holdings, LLC – Seeking to waive the public hearing requirement and grant under Sec. 14-54 of the CT. General Statutes five (5) amended certificates of approval of locations (all properties were formerly operated by Anthony's Auto Body) for used car dealership and general repair facilities in MU-LI and R-BB zones.

CONDITIONS:

- 1. Motor vehicle conditions "C"**
- 2. All lots associated with this approval shall be cleaned and organized prior to the release of the K-7 form.**
- 3. All previous conditions of approval stay in effect as well.**
- 4. The applicant shall file an application for the issuance of a Certificate of Zoning Compliance.**

REASONS: This had previously been an auto service facility for decades.

Mr. Buckley stated that a new entity wants to reestablish all licenses to keep all businesses going. There will be one owner of all five parcels.

**** COMMISSIONER WALKER MOVED TO APPROVE (CA-1 TO CA-5) 1790 STRATFORD AVE., 1774-1776 STRATFORD AVE., 1750 STRATFORD AVE., 164 COWLES ST., AND 135-145 MILES ST. – PETITION OF J. RAY ENTERPRISE HOLDINGS, LLC – SEEKING TO WAIVE THE PUBLIC HEARING REQUIREMENT AND GRANT UNDER SEC.**

14-54 OF THE CT. GENERAL STATUTES FIVE (5) AMENDED CERTIFICATES OF APPROVAL OF LOCATIONS (ALL PROPERTIES WERE FORMERLY OPERATED BY ANTHONY'S AUTO BODY) FOR USED CAR DEALERSHIP AND GENERAL REPAIR FACILITIES IN MU-LI AND R-BB ZONES WITH THE FOLLOWING CONDITIONS:

- 1. Motor vehicle conditions "C"**
- 2. All lots associated with this approval shall be cleaned and organized prior to the release of the K-7 form.**
- 3. All previous conditions of approval stay in effect as well.**
- 4. The applicant shall file an application for the issuance of a Certificate of Zoning Compliance.**

FOR THE FOLLOWING REASONS:

This had previously been an auto service facility for decades.

- ** COMMISSIONER PAPPAS PHILLIPS SECONDED THE MOTION.**
- ** MOTION PASSED UNANIMOUSLY.**

15,16,32,36,40,41,46,47 COLUMBIA COURT & 134 COLUMBIA STREET – Requesting a 2nd 90-day extension of time to record the subdivision map on the land records.

THE PLANNING AND ZONING COMMISSION HAS EXTENDED AUTHORITY TO APPROVE YOUR REQUEST FOR A 90-DAY EXTENSION REGARDING THE ABOVE REFERENCED MATTER.

THE NEW EXPIRATION DATE IS JANUARY 3, 2017.

DECISION SESSION

(16-48) 102 Bank Street (aka 955-957 Main St.) – Petition of 4Conersbilliards, LLC – Seeking a special permit and a site plan review to permit the establishment of a billiard parlor use with full service consumer bar and the issuance of a café liquor permit in the DVD-CORE zone.

- ** COMMISSIONER WALKER MOVED TO APPROVE ITEM (16-48) 102 BANK STREET (AKA 955-957 MAIN ST.) – PETITION OF 4CONERSBILLIARDS, LLC – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE ESTABLISHMENT OF A BILLIARD PARLOR USE WITH FULL SERVICE CONSUMER BAR AND THE ISSUANCE OF A CAFÉ LIQUOR PERMIT IN THE DVD-CORE ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. The development of the subject area shall be in strict accord with the revised floor plan presented and approved by the Commission.**
- 2. Pool tables, television and piped-in music are the only type of entertainment allowed.**
- 3. The petitioner shall file plans and applications for the issuance of a Certificate of Zoning Compliance and a Building Permit.**

FOR THE FOLLOWING REASONS:

- 1. The proposed use as approved complies with the special permit standards of Sec. 14-4-4, as well as the site plan review standards of Sec. 14-2-5.**
- 2. Will provide an additional social activity in the downtown area.**

Commissioner Pappas Phillips stated that the item should be approved with the condition that there can only be five pool tables in the establishment.

- ** COMMISSIONER FEDELE SECONDED THE MOTION.**
- ** MOTION PASSED UNANIMOUSLY.**

(16-49) 25 Radel St. – Petition of Supreme Auto Repair & Sales – Seeking to grant under Sec. 12-54 of the CT General Statutes an amended certificate of approval of location for a used car dealership license under new ownership in an I-L zone.

**** COMMISSIONER WALKER MOVED TO APPROVE ITEM (16-49) 25 RADEL ST. – PETITION OF SUPREME AUTO REPAIR & SALES – SEEKING TO GRANT UNDER SEC. 12-54 OF THE CT GENERAL STATUTES AN AMENDED CERTIFICATE OF APPROVAL OF LOCATION FOR A USED CAR DEALERSHIP LICENSE UNDER NEW OWNERSHIP IN AN I-L ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. Motor vehicle conditions “C”**
- 2. Lot shall be cleaned and organized prior to the release of the K-7 form.**
- 3. Additional shrubbery shall be planted near the office and toward the fence and properly maintained.**

FOR THE FOLLOWING REASONS:

This had previously been an auto service facility for decades.

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

(16-50) 317 Mountain Grove St. – Petition of Mountain Grove, LLC – Seeking a special permit and a site plan review to legalize the establishment of a private high school use in a portion of the existing factory building in an I-L zone.

Commissioner Pappas Phillips stated that the educational part of Bodine was part of the business, and a school should be prohibited in the light industrial zone. It is not a good fit as it stands now.

Commissioner Freddino asked Mr. Buckley if there was any neighborhood opposition or if there were any incidents at the school. Mr. Buckley stated that there have been no incidents or opposition.

**** COMMISSIONER PAPPAS PHILLIPS MOVED TO DENY (16-50) 317 MOUNTAIN GROVE ST. – PETITION OF MOUNTAIN GROVE, LLC – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO LEGALIZE THE ESTABLISHMENT OF A PRIVATE HIGH SCHOOL USE IN A PORTION OF THE EXISTING FACTORY BUILDING IN AN I-L ZONE.**

The motion was not seconded.

**** COMMISSIONER FEDELE MOVED TO APPROVE ITEM (16-50) 317 MOUNTAIN GROVE ST. – PETITION OF MOUNTAIN GROVE, LLC – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO LEGALIZE THE ESTABLISHMENT OF A PRIVATE HIGH SCHOOL USE IN A PORTION OF THE EXISTING FACTORY BUILDING IN AN I-L ZONE. WITH THE FOLLOWING CONDITIONS:**

- 1. The area to be used by the University School shall be renovated in accordance with the Basic Building Code of the State of CT.**
- 2. The petitioner shall file plans and applications for the issuance of a Certificate of Zoning Compliance and a Building Permit.**

FOR THE FOLLOWING REASONS:

- 1. Accommodates the needs of an existing private secondary school within the City.**
- 2. Area of subject premises has consistently been used for training and educational programs.**
- 3. The proposed use as approved complies with the special permit standards of Sec. 14-4-4, as well as the site plan review standards of Sec. 14-2-5.**

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 October 3, 2017

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

MINUTES

Minutes of July, 25, 2016

- ** COMMISSIONER FILOTEI MOVED TO APPROVE THE MINUTES OF THE JULY 25, 2016 MEETING.**
- ** COMMISSIONER MORTON SECONDED THE MOTION.**
- ** MOTION PASSED UNANIMOUSLY.**

Minutes of August 29, 2016

- ** COMMISSIONER FEDELE MOVED TO APPROVE THE MINUTES OF THE AUGUST 29, 2016 MEETING.**
- ** COMMISSIONER FILOTEI SECONDED THE MOTION.**
- ** MOTION PASSED UNANIMOUSLY.**

ADJOURNMENT

- ** COMMISSIONER FEDELE MOVED TO ADJOURN.**
- ** COMMISSIONER MORENO SECONDED THE MOTION.**
- ** MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 7:35 p. m.

Respectfully submitted,

Tom Blaney
Telesco Secretarial Services