

**CITY OF BRIDGEPORT  
PLANNING AND ZONING COMMISSION  
May 30, 2017**

**ATTENDANCE:** Melville Riley, Chair; Barbara Freddino; Tom Fedele; Robert Morton (7:05 p. m.); Bob Filotei; Reginald Walker; Carlos Moreno

**STAFF:** Dennis Buckley, Zoning Official; Russell Liskov, Associate City's Attorney; Daniel Brennan, Zoning Inspector; Lynn Haig, Director of Planning Office of Planning and Economic Development; Paul Boucher, Assistant Zoning Official

**CALL TO ORDER**

Chairman Riley called the meeting to order at 6:52 p. m. A quorum was present.

**CONTINUED BUSINESS**

**C-1 (17-17) 399 & 419 Mill Hill Ave – Petition of Friends of Liberation Programs, Inc – Seeking a special permit and a site plan review to permit the construction of a new 1 ½-story medical clinic and counseling office facility in an MU-EM zone.**

Attorney Charles Willinger came forward in favor of the item. He stated that the Liberation Program is a non-profit and has been at this site for 13 years. He stated that 98% of the patients served are Bridgeport residents. The program trains patients in social and job skills. He stated that there is a huge drug problem in Bridgeport and the nation as a whole. There is no cure for addiction, but the program helps patients treat the disease.

Mr. Morton arrived at the meeting at 7:05 p. m.

Atty. Willinger provided photographs of the interior and exterior of the current buildings that are at the location. He stated that the current buildings are functionally obsolete. The two buildings are energy inefficient. One of the buildings is 7,500 square feet and the other is 4,100 sq. ft. The two buildings, as a whole, take up 11,600 sq. ft. The new building will be 8,210 sq. ft. The building will be funded 100% with private funds. No public money will be used.

Atty. Willinger stated that the building will be set back 7.7 feet, which is under the maximum allowed setback of 10 feet. The property slopes down and the building will have a crawl space and storage space. He stated that 40 parking spaces will be available which is over the 33 space requirement. Six huge trees that are on the property will be kept and 22 new trees will be planted. 148 shrubs will be planted. 27% of the property will be landscaping which is more than the required 15%.

Atty. Willinger stated that the hours of operation will be Monday –Friday 6 a. m. to 1 p. m. Saturday 6 a. m. to 10 a. m. and closed on Sunday. There will be no over-night stays by patients. He stated there will be no pedestrian or vehicular safety issues. Mr. Chris Angelos, the architect for the proposed building

came forward in favor of the item. He stated that Plan C2 and C5 were submitted. They were received by the Design Engineer of the City and were approved.

Atty. Willinger submitted a letter of support from Bridgeport Hospital.

Mr. Ralph Ford came forward in favor of the item. He submitted a letter of support for the record. He stated that he fully supports the project. He has been a resident in the neighborhood for over 20 years. In the past he has had issues with litter, noise, and on street parking by patients in front of his house. He stated that the sidewalk outside his house has been damaged by the many cars that have been parked on it over the years. He stated that he brought the problems to the Liberation Program and the issues have been resolved.

Mr. Ernie Newton came forward in favor of the item. He stated he is happy to see a new building in the neighborhood. He stated that it will be 100% better than what they have there now.

No member of the public came forward in opposition and Chair Riley closed the public hearing.

#### **DEFERRED BUSINESS**

D-1 (17-16) 56 & 72 Miles St. – Petition of 72 Miles Street Auto, LLC – Seeking a special permit and a site plan review to permit the establishment of a used car dealership and the issuance of a used car dealer license, as well as an automotive towing and recovery business in an R-BB zone.

The item was withdrawn on May 26, 2017.

#### **NEW BUSINESS**

**(17-26) 68 Ocean Terrace – Petition of T-Mobile – Seeking a site plan review to permit the installation of telecommunication equipment and antennas on the roof of an existing apartment building in an R-C zone.**

Mr. Conner Richards came forward in favor of the item. He stated that the antennas are necessary because T-Mobile has had lost calls in the area. This location will provide better coverage in the area and serve the needs of subscribers. He stated that the equipment and antennas are compliant with FCC standards. The roof can support the weight of the equipment. He stated that he has the full support of the owners.

Mr. Scott Burns came forward in opposition to the item. He stated that he has questions about the contractual arrangement between T-Mobile and the owner of the building. Chair Riley stated that contractual arrangements between the two parties is outside of the scope of this commission.

**(17-27) 50 Federal St. – Petition of Rory’s Auto Body, LLC – Seeking a Certificate of Approval of Location for a used car dealership with auto body repair in the existing licensed general repair facility and the issuance of a used car dealer’s license in an R-C zone.**

Mr. Rory Amaya came forward in favor of the item. He stated that he wants two parking spaces for cars that will be for sale. He stated that he does auto body work and slight mechanical work if needed. He stated there will be painting and spraying done, and a lift will be installed on the rear right side of the lot. He stated that he will have a fire proof cabinet for paint, a fan for ventilation, fire extinguisher, and heater.

Ms. Shirley Paramore came forward in opposition to the item. She stated that she has lived adjacent to this location for 42 years. She stated she has not had problems but does have concerns about her respiratory problems. She does not want the spray from the paint to pollute the air. She stated that she also has concerns about the noise level created by work done outdoors.

**(17-28) 15 Hemlock St. – Petition of World Wide Auto Works, LLC – Seeking a Certificate of Approval of Location for a used car dealership in the existing general repair facility and the issuance of a used car dealer’s license in an R-C zone.**

Mr. Greg Regara came forward in favor of the item. He stated that he has been in business for thirty years. He has a long term lease of the facility. His hours of operation are from 8 a. m. -6 p. m. Monday through Friday, 8 a. m. -2 p. m. on Saturday. He stated there will be no parking of vehicles on the street. He will have twelve to fifteen vehicles on site. They will be stored inside the building at night. Employees will park on the side or the front of the building. All repairs will be done inside on three lifts. He stated that he sells cars over the internet.

**(17-29) 734 & 768 Fairfield Ave. – Petition of The Council of Churches of Greater Bridgeport – Seeking a special permit and a site plan review to permit the business use of the existing kitchen located within a house of worship in an OR-G zone.**

Ms. Michelle McCabe came forward in favor of the item. She provided photos of the interior and the exterior of the church. She stated that the kitchen is inside of the church and not in an auxiliary. She stated that the kitchen is accessible from an outside staircase. There are twenty-two parking spaces along the side of the church. There will be no need for on street parking.

Ms. McCabe stated there will be no negative impact on the surrounding neighborhood. The kitchen will be rented out for four hour periods by individual entrepreneurs. They currently have 9 entrepreneurs on a waiting list to rent time in the kitchen. None of them have employees. No trucks will be used for transport of the products. All products will be sold off site. She stated that hours of operation will vary but could start as early as 4 a. m. and may end late at night. Ms. McCabe stated that these plans are in line with the Master Plan and helps economic development in the City.

Father Geoffrey Hahneman came forward in favor of the item. He stated that the activity in the kitchen will not interfere with the other operations of the church.

Ms. Landon Horan came forward in favor of the item. She stated that the Council of Churches will be responsible for cleaning the kitchen. A cleaning crew will be brought in once a week to do a thorough cleaning. There will be a one hour gap in between each four hour rental. All renters are required to have proof of insurance.

**(17-31) 121 & 137-139 George St. – Petition Madison Automotive – Seeking a site plan review to permit the construction of a 2,400 sq. ft. commercial building at the existing used car facility in an R-C zone.**

Attorney Raymond Rizio came forward in favor of the item. He stated that his client has been in business at for 47 years. He runs a spotless operation. The property is fenced, paved, cars are parked neatly, and the interior of the existing building is kept clean.

Atty. Rizio stated that the area next to the existing building is blighted. It is below grade and the property is surrounded by retaining walls. He stated there will be landscaping put in around the perimeter of the property and vehicles will be stored inside. He stated that the adjacent neighbor supports the plan.

#### **CITY BUSINESS**

**(17-25) Text Corrections & Amendments – Petition of the Office of Planning & Economic Development (OPED) – Seeking eighteen miscellaneous corrections and eleven miscellaneous amendments to correct inconsistencies and provide clarity to the existing Zoning Regulations.**

Ms. Lynn Haig came forward in favor of the item. She stated that the text corrections and amendments improve readability, correct typographical errors, correct formatting issues, and make administrative corrections.

#### **CONSENT AGENDA**

CA-1 Waterfront Master Plan “Resolution” – The Office of Planning & Economic Development (OPED) – Seeking an approval of support regarding their presentation to the Commission on April 24, 2017 on the subject of the “Waterfront Master Plan”.

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

No other matters were brought forward.

#### **APPROVAL OF MINUTES**

**April 24, 2017**

**\*\* COMMISSIONER WALKER MOVED TO APPROVE THE APRIL 24, 2017 MINUTES AS SUBMITTED.  
\*\* COMMISSIONER MORENO SECONDED THE MOTION.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

#### **DECISION SESSION**

#### **CONTINUED BUSINESS**

City of Bridgeport  
Planning & Zoning Commission  
May 30, 2017  
Page 4 of 9

**C-1 (17-17) 399 & 419 Mill Hill Ave – Petition of Friends of Liberation Programs, Inc – Seeking a special permit and a site plan review to permit the construction of a new 1 ½-story medical clinic and counseling office facility in an MU-EM zone.**

**\*\* COMMISSIONER FILOTEI MOVED TO APPROVE THE PETITION OF 399 & 419 MILL HILL AVE – FRIENDS OF LIBERATION PROGRAMS, INC – SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A NEW 1 ½-STORY MEDICAL CLINIC AND COUNSELING OFFICE FACILITY IN AN MU-EM ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE DEVELOPMENT OF THE SUBJECT SITES IS TO BE IN STRICT ACCORD WITH THE PLAN SUBMITTED TO AND APPROVED BY THE COMMISSION**
- 2. THE PETITIONER SHALL COMPLY WITH ALL RECOMMENDATIONS OF THE CITY ENGINEER IN HIS LETTER DATED MAY 11, 2017.**

**FOR THE FOLLOWING REASON: THE PROJECT AS APPROVED COMPLIES WITH 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 JUNE 5, 2018.**

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

**\*\* THE MOTION PASSED WITH FIVE VOTES IN FAVOR AND TWO IN OPPOSITION (COMMISSIONER FREDDINO AND COMMISSIONER RILEY.)**

#### **DEFERRED BUSINESS**

**D-1 (17-16) 56 & 72 Miles St. – Petition of 72 Miles Street Auto, LLC – Seeking a special permit and a site plan review to permit the establishment of a used car dealership and the issuance of a used car dealer license, as well as an automotive towing and recovery business in an R-BB zone.**

No action was required.

#### **NEW BUSINESS**

**(17-26) 68 Ocean Terrace – Petition of T-Mobile – Seeking a site plan review to permit the installation of telecommunication equipment and antennas on the roof of an existing apartment building in an R-C zone.**

**\*\* COMMISSIONER MORTON MOVED TO APPROVE THE PETITION OF 68 OCEAN TERRACE – T-MOBILE - SEEKING A SITE PLAN REVIEW TO PERMIT THE INSTALLATION OF TELECOMMUNICATION EQUIPMENT AND ANTENNAS ON THE ROOF OF AN EXISTING APARTMENT BUILDING IN AN R-C ZONE WITH THE FOLLOWING CONDITION:**

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

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

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

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

**(17-27) 50 Federal St. – Petition of Rory’s Auto Body, LLC – Seeking a Certificate of Approval of Location for a used car dealership with auto body repair in the existing licensed general repair facility and the issuance of a used car dealer’s license in an R-C zone.**

**\*\* COMMISSIONER MORENO MOVED TO APPROVE THE PETITION OF 50 FEDERAL STREET – RORY’S AUTO BODY, LLC - SEEKING A CERTIFICATE OF APPROVAL OF LOCATION FOR A USED CAR DEALERSHIP WITH AUTO BODY REPAIR IN THE EXISTING LICENSED GENERAL REPAIR FACILITY AND THE ISSUANCE OF A USED CAR DEALER’S LICENSE IN AN R-C ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. MOTOR VEHICLE CONDITIONS “C”.**
- 2. THE PETITIONER SHALL FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.**
- 3. THE PROPERTY SHALL BE IN FULL COMPLIANCE WITH THE STATE AND CITY REQUIREMENTS FOR A USED CAR DEALERSHIP/BODY SHOP PRIOR TO THE START OF THIS BUSINESS.**
- 4. A DOWN DRAFT SPRAY BOOTH SHALL BE INSTALLED TO INSURE NO ADVERSE IMPACT ON THE ABUTTING PROPERTIES.**
- 5. A MAXIMUM OF TWO (2) CARS MAY BE DISPLAYED FOR SALE. THE REMAINDER OF THE LOT SHALL BE FOR EMPLOYEES AND PATRON PARKING.**
- 6. ALL WORK SHALL BE PERFORMED IN THE BUILDING. THE HOURS OF OPERATION SHALL BE 8AM TO 6PM MONDAY THRU FRIDAY AND 8AM TO 1PM ON SATURDAY. SUNDAY HOURS ARE STRICTLY PROHIBITED.**

**FOR THE FOLLOWING REASONS: THE SUBJECT PREMISES HAS A LONG HISTORY OF AUTOMOTIVE REPAIR AND THE ADDITIONAL USE WILL OFFER MORE SERVICE OPTIONS TO THE MOTORING PUBLIC.**

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

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

**(17-28) 15 Hemlock St. – Petition of World Wide Auto Works, LLC – Seeking a Certificate of Approval of Location for a used car dealership in the existing general repair facility and the issuance of a used car dealer’s license in an R-C zone.**

**\*\* COMMISSIONER FILOTEI MOVED TO APPROVE THE PETITION OF 15 HEMLOCK STREET – WORLD WIDE AUTO WORKS, LLC - SEEKING A CERTIFICATE OF APPROVAL OF LOCATION FOR A USED CAR DEALERSHIP IN THE EXISTING GENERAL REPAIR FACILITY AND THE ISSUANCE OF A USED CAR DEALER’S LICENSE IN AN R-C ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. MOTOR VEHICLE CONDITIONS “D”.**
- 2. THERE SHALL BE NO CARS OR TRUCKS PARKED OR DISPLAYED OUTSIDE OF THE BUILDING WHEN THE BUSINESS IS CLOSED.**
- 3. HOURS OF OPERATION ARE LIMITED TO 8AM TO 6PM, MONDAY THRU FRIDAY AND 8AM TO 2PM ON SATURDAY. SUNDAY HOURS ARE STRICTLY PROHIBITED.**

**FOR THE FOLLOWING REASON: THIS IS A CONTINUED USE OF AN AUTO SERVICE FACILITY NOW OFFERING MORE CHOICES TO THE MOTORING PUBLIC.**

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

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

**(17-29) 734 & 768 Fairfield Ave. – Petition of The Council of Churches of Greater Bridgeport – Seeking a special permit and a site plan review to permit the business use of the existing kitchen located within a house of worship in an OR-G zone.**

**\*\* COMMISSIONER WALKER MOVED APPROVE THE PETITION OF 734 – 768 FAIRFIELD AVENUE – THE COUNCIL OF CHURCHES OF GREATER BRIDGEPORT - SEEKING A SPECIAL PERMIT AND A SITE PLAN REVIEW TO PERMIT THE BUSINESS USE OF THE EXISTING KITCHEN LOCATED WITHIN A HOUSE OF WORSHIP IN AN OR-G ZONE WITH THE FOLLOWING CONDITIONS:**

- 1. THE USE OF THE KITCHEN IS RESTRICTED TO ONE (1) USER AT A TIME FOR A MAXIMUM OF A FOUR (4) HOUR SHIFT.**
- 2. THE HOURS OF OPERATION ARE RESTRICTED FROM 4AM TO 6PM MONDAY THRU FRIDAY AND 4AM TO 2PM ON SATURDAY.**
- 3. THERE SHALL BE A LIMIT OF THREE (3) DIFFERENT USERS PER DAY, MONDAY THRU FRIDAY AND TWO (2) DIFFERENT USERS ON SATURDAY.**

**FOR THE FOLLOWING REASONS:**

- 1. THE PROJECT AS APPROVED WILL ASSIST SMALL BUSINESS OWNERS IN ESTABLISHING OR FACILITATING THEIR OPERATIONS.**
- 2. THE PROJECT AS APPROVED COMPLIES WITH THE SPECIAL PERMIT STANDARDS OF SEC. 14-4-4, AS WELL AS THE SITE PLAN REVIEW STANDARDS OF SEC. 14-2-5.**

**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 JUNE 5, 2018.**

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

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

**(17-31) 121 & 137-139 George St. – Petition Madison Automotive – Seeking a site plan review to permit the construction of a 2,400 sq. ft. commercial building at the existing used car facility in an R-C zone.**

**\*\* COMMISSIONER WALKER MOVED TO APPROVE 121 & 137-139 GEORGE STREET – MADISON AUTOMOTIVE - SEEKING A SITE PLAN REVIEW TO PERMIT THE CONSTRUCTION OF A 2,400 SQ. FT. COMMERCIAL BUILDING AT THE EXISTING USED CAR FACILITY IN AN R-C ZONE WITH THE FOLLOWING CONDITION:**

**THE PETITIONER SHALL INCORPORATE ALL OF THE RECOMMENDATIONS OF THE CITY ENGINEER IN HIS LETTER DATED MAY 30, 2017 INTO THE REDEVELOPMENT OF THE SUBJECT SITE.**

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

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

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

#### **CITY BUSINESS**

**(17-25) Text Corrections & Amendments – Petition of the Office of Planning & Economic Development (OPED) – Seeking eighteen miscellaneous corrections and eleven miscellaneous amendments to correct inconsistencies and provide clarity to the existing Zoning Regulations.**

**\*\* COMMISSIONER MORTON MOVED TO APPROVE PETITION OF THE OFFICE OF PLANNING & ECONOMIC DEVELOPMENT (OPED) – SEEKING EIGHTEEN MISCELLANEOUS CORRECTIONS AND ELEVEN MISCELLANEOUS AMENDMENTS TO CORRECT INCONSISTENCIES AND PROVIDE CLARITY TO THE EXISTING ZONING REGULATIONS WITH THE EFFECTIVE DATE OF JUNE 5, 2017.**

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

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

#### **CONSENT AGENDA**

**WATERFRONT MASTER PLAN “RESOLUTION” – Seeking an approval of support regarding their presentation to the Commission on April 24, 2017 on the subject of the “Waterfront Master Plan”.**

**\*\* COMMISSIONER FREDDINO MOVED TO APPROVE THE WATERFRONT MASTER PLAN “RESOLUTION” – SEEKING AN APPROVAL OF SUPPORT REGARDING THEIR PRESENTATION TO THE COMMISSION ON APRIL 24, 2017 ON THE SUBJECT OF THE “WATERFRONT MASTER PLAN”.**



**UNANIMOUSLY ENDORSED THE WATERFRONT MASTER PLAN AS PRESENTED ON APRIL 24, 2017. ON A PERSONAL NOTE, SEVERAL OF THE COMMISSIONERS WERE VERY IMPRESSED WITH THE AMOUNT OF WORK BY MR. DEAN MACK AND THE PLANNING STAFF ON THIS LONG RANGE PROJECT.**

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

**ADJOURNMENT**

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

The meeting was adjourned at 9:23 p. m.

Respectfully submitted,

Tom Blaney  
Telesco Secretarial Services