

**THE CITY OF BRIDGEPORT
PLANNING & ZONING COMMISSION
OCTOBER 29, 2018**

ATTENDANCE: Melville Riley, Chair; Reginald Walker; Carlos Moreno; Tom Fedele; Cesar Cordero; Bob Morton; Ann Pappas Phillips

STAFF: Paul Boucher, 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.

CITY BUSINESS

(18-44) 8-24 Referral – Petition of the Office of Planning & Economic Development (OPED) – Requesting under Sec. 8-24 of the CT General Statute, a favorable recommendation to the City Council regarding the sale of three (3) city owned residential parcels of property located in the DVD-TOD zone. (191 & 199 Congress St and 1269 Main St.)

Mr. Max Perez came forward in support of the item. He stated that the three parcels are currently owned by the City. The City does not have prospective buyers but an RFP or other bidding method will be used to find a buyer.

TABLED BUSINESS

T-1 (18-39) 4100 & 4150-4180 Park Ave. – Petition of ABS Capital Company, LLC – Seeking a zone change from a residential multi-family zone (RC) to a residential high-density zone (R-CC) to permit the construction of a 4-story 179-unit apartment building on all that certain piece or parcel of land, with the improvements thereon, situated in the City of Bridgeport, County of Fairfield, and State of Connecticut depicted on a map entitled, “Improvement Location Survey, of Property Located at 4100-4150 Park Avenue, Bridgeport, Connecticut, Prepared for ABS Capital Company, LLC, dated July 27, 2018, scale 1”=30’ by Rose-Tiso & Co., LLC”, said parcel being more particularly bounded and described as follows: Commencing at a point on the easterly street line of Park Avenue, said point being the southwesterly corner of land now or formerly of Jewish Home for the Elderly of Fairfield County, Inc., said point also being the northwesterly corner of the parcel herein described; Thence in a northeasterly direction, bounded northwesterly by land now or formerly of Jewish Home for the Elderly of Fairfield County, Inc., the following two courses: N 78° 38’ 11” E, 149.55 feet and N 77° 13’ 59” E, a distance of 106.80 feet to a point; Thence in a southeasterly and northeasterly direction, bounded northeasterly and northwesterly by land now or formerly of “Monticello Manor” Condominium, the following two courses: S 22° 11’ 30” E, 117.00 feet, and N 67° 48’ 30” E, 106.76 feet, to a point, Thence S 22° 11’ 30” E, bounded northeasterly by land now or formerly of “Monticello Manor” Condominium and by land now or formerly of “The Mews at Bridgeport” Condominium, each in part, a distance of 382.14 feet to a point; Thence in a westerly direction, bounded southerly by land now or formerly of Holy Trinity Greek Orthodox Church, the following three courses: S 79° 36’ 17”

W,100.49 feet, S 80° 26' 33" W,134.46 feet, and S 78° 58' 09" W, a distance of 132.18 feet to a point, Thence along the easterly street line of Park Avenue, the following two courses: N 20° 19' 53" W, 7.88 feet and N 22° 11' 30" a distance of 461.31 feet to the point of commencement. Said described parcel of land contains 158,505 square feet or 3.6388 acres.

Attorney Charles Willinger came forward. He requested that the item be continued.

DEFERRED BUSINESS

D-1 (18-42) 1327 Reservoir Ave. – Petition of Dimarys Cabrera – Seeking a special permit, site plan review and a zone change from a residential one-family zone (RA) to a residential multi-family zone (RC) to permit the construction of two (2) buildings containing 12 residential units beginning at a point on the west side of Reservoir Avenue marked with an iron pin, thence S 81°29'14" W a distance of 119.96' along land now or Formerly Layne; thence S 05°19'03" E a distance of 150.00' along land now or formerly Layne and land now or formerly Logrono, each in part; thence S 81°29'17" W a distance of 105.59' along land now or formerly Crumpton and land now or formerly Banks, each in part to an iron pin; thence N 09°20'15" W a distance of 62.59'; thence N 17°26'08" W a distance of 84.93'; thence N 06°47'12" W a distance of 92.35' all along land now or formerly Second Stone Ridge Coop. Corp.; thence N 84°52'58" E a distance of 96.91' along land now or formerly Full Gospel Pentacostal Church; thence N 84°52'58" E a distance of 152.88' along land now or formerly Jones to a point on the west side of Reservoir Avenue; thence S 05°18'53" E a distance of 74.35' along Reservoir Avenue to the point and place of beginning, having an area of 37464 square feet, or 0.860 acres more or less.

Attorney Raymond Rizio came forward. He requested that the item be opened and continued to the next meeting.

NEW BUSINESS

(18-43) 1308 & 1320 Madison Ave. – Petition of Quince Street, LLC & JI Real Estate Holding, Inc – Seeking a special permit, site plan review and a zone change from a residential two-family zone (RB) to a residential multi-family zone (R-C) to permit the construction of four (4) 2-story buildings containing 8- residential units on a single parcel of property beginning at a point 259.23' east of Amsterdam Avenue, thence N 06°32'46" W a distance of 76.45' along land now or formerly J.I. Real Estate Holdings, Inc.; thence N 15°21'14" W a distance of 26.68' along land now or formerly J.I. Real Estate Holdings, Inc.; thence N 21°21'20" W a distance of 41.85' along land now or formerly J.I. Real Estate Holdings, Inc.; N 12°40'27" W a distance of 27.69' along land now or formerly J.I. Real Estate Holdings, Inc.; thence N 72°03'46" E a distance of 76.38' along land now or formerly Mario Mazo; thence S 36°43'20" E a distance of 161.49' along land now or formerly Jose F. Rodrigues and Maria E. Rodrigues and land now or formerly Lesley Rosales and Cruz Ahuati Tello and land now or formerly Tevfik Ahiskalioglu, each in part; thence S 35°49'14" W a distance of 127.26' along land now or formerly Juraci Ribeiro; thence N 54°17'49" W a distance of 71.00' along Madison Avenue to the point and place of beginning, having an area of 21,948 square feet, or 0.504 acres more or less.

Atty. Rizio came forward. He requested that the item be opened and continued to the next meeting.

DECISION SESSION

CITY BUSINESS

(18-44) 8-24 Referral – Petition of the Office of Planning & Economic Development (OPED) – Requesting under Sec. 8-24 of the CT General Statute, a favorable recommendation to the City Council regarding the sale of three (3) city owned residential parcels of property located in the DVD-TOD zone. (191 & 199 Congress St and 1269 Main St.)

- ** COMMISSIONER ANN PAPPAS PHILLIPS MOVED TO GRANT A , A FAVORABLE RECOMMENDATION TO THE CITY COUNCIL REGARDING THE SALE OF THREE (3) CITY OWNED RESIDENTIAL PARCELS OF PROPERTY LOCATED IN THE DVD-TOD ZONE. (191 & 199 CONGRESS ST AND 1269 MAIN ST.).**
- ** COMMISSIONER WALKER SECONDED THE MOTION.**
- ** THE MOTION PASSED UNANIMOUSLY.**

TABLED BUSINESS

T-1 (18-39) 4100 & 4150-4180 Park Ave. – Petition of ABS Capital Company, LLC – Seeking a zone change from a residential multi-family zone (RC) to a residential high-density zone (R-CC) to permit the construction of a 4-story 179-unit apartment building on all that certain piece or parcel of land, with the improvements thereon, situated in the City of Bridgeport, County of Fairfield, and State of Connecticut depicted on a map entitled, “Improvement Location Survey, of Property Located at 4100-4150 Park Avenue, Bridgeport, Connecticut, Prepared for ABS Capital Company, LLC, dated July 27, 2018, scale 1”=30’ by Rose-Tiso & Co., LLC”, said parcel being more particularly bounded and described as follows: Commencing at a point on the easterly street line of Park Avenue, said point being the southwesterly corner of land now or formerly of Jewish Home for the Elderly of Fairfield County, Inc., said point also being the northwesterly corner of the parcel herein described; Thence in a northeasterly direction, bounded northwesterly by land now or formerly of Jewish Home for the Elderly of Fairfield County, Inc., the following two courses: N 78° 38’ 11” E, 149.55 feet and N 77° 13’ 59” E, a distance of 106.80 feet to a point; Thence in a southeasterly and northeasterly direction, bounded northeasterly and northwesterly by land now or formerly of “Monticello Manor” Condominium, the following two courses: S 22° 11’ 30” E, 117.00 feet, and N 67° 48’ 30” E, 106.76 feet, to a point, Thence S 22° 11’ 30” E, bounded northeasterly by land now or formerly of “Monticello Manor” Condominium and by land now or formerly of “The Mews at Bridgeport” Condominium, each in part, a distance of 382.14 feet to a point; Thence in a westerly direction, bounded southerly by land now or formerly of Holy Trinity Greek Orthodox Church, the following three courses: S 79° 36’ 17” W, 100.49 feet, S 80° 26’ 33” W, 134.46 feet, and S 78° 58’ 09” W, a distance of 132.18 feet to a point, Thence along the easterly street line of Park Avenue, the following two courses: N 20° 19’ 53” W, 7.88 feet and N 22° 11’ 30” a distance of 461.31 feet to the point of commencement. Said described parcel of land contains 158,505 square feet or 3.6388 acres.

- ** COMMISSIONER WALKER MOVED TO KEEP TABLED 4100 & 4150-4180 PARK AVE. – PETITION OF ABS CAPITAL COMPANY, LLC – SEEKING A ZONE CHANGE FROM A RESIDENTIAL MULTI-**

FAMILY ZONE (RC) TO A RESIDENTIAL HIGH-DENSITY ZONE (R-CC) TO PERMIT THE CONSTRUCTION OF A 4-STORY 179-UNIT APARTMENT BUILDING ON ALL THAT CERTAIN PIECE OR PARCEL OF LAND, WITH THE IMPROVEMENTS THEREON, SITUATED IN THE CITY OF BRIDGEPORT, COUNTY OF FAIRFIELD, AND STATE OF CONNECTICUT DEPICTED ON A MAP ENTITLED, "IMPROVEMENT LOCATION SURVEY, OF PROPERTY LOCATED AT 4100-4150 PARK AVENUE, BRIDGEPORT, CONNECTICUT, PREPARED FOR ABS CAPITAL COMPANY, LLC, DATED JULY 27, 2018, SCALE 1"=30' BY ROSE-TISO & CO., LLC", SAID PARCEL BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EASTERLY STREET LINE OF PARK AVENUE, SAID POINT BEING THE SOUTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF JEWISH HOME FOR THE ELDERLY OF FAIRFIELD COUNTY, INC., SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE IN A NORTHEASTERLY DIRECTION, BOUNDED NORTHWESTERLY BY LAND NOW OR FORMERLY OF JEWISH HOME FOR THE ELDERLY OF FAIRFIELD COUNTY, INC., THE FOLLOWING TWO COURSES: N 78° 38' 11" E, 149.55 FEET AND N 77° 13' 59" E, A DISTANCE OF 106.80 FEET TO A POINT; THENCE IN A SOUTHEASTERLY AND NORTHEASTERLY DIRECTION, BOUNDED NORTHEASTERLY AND NORTHWESTERLY BY LAND NOW OR FORMERLY OF "MONTICELLO MANOR" CONDOMINIUM, THE FOLLOWING TWO COURSES: S 22° 11' 30" E, 117.00 FEET, AND N 67° 48' 30" E, 106.76 FEET, TO A POINT, THENCE S 22° 11' 30" E, BOUNDED NORTHEASTERLY BY LAND NOW OR FORMERLY OF "MONTICELLO MANOR" CONDOMINIUM AND BY LAND NOW OR FORMERLY OF "THE MEWS AT BRIDGEPORT" CONDOMINIUM, EACH IN PART, A DISTANCE OF 382.14 FEET TO A POINT; THENCE IN A WESTERLY DIRECTION, BOUNDED SOUTHERLY BY LAND NOW OR FORMERLY OF HOLY TRINITY GREEK ORTHODOX CHURCH, THE FOLLOWING THREE COURSES: S 79° 36' 17" W, 100.49 FEET, S 80° 26' 33" W, 134.46 FEET, AND S 78° 58' 09" W, A DISTANCE OF 132.18 FEET TO A POINT, THENCE ALONG THE EASTERLY STREET LINE OF PARK AVENUE, THE FOLLOWING TWO COURSES: N 20° 19' 53" W, 7.88 FEET AND N 22° 11' 30" A DISTANCE OF 461.31 FEET TO THE POINT OF COMMENCEMENT. SAID DESCRIBED PARCEL OF LAND CONTAINS 158,505 SQUARE FEET OR 3.6388 ACRES.

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

DEFERRED BUSINESS

D-1 (18-42) 1327 Reservoir Ave. – Petition of Dimarys Cabrera – Seeking a special permit, site plan review and a zone change from a residential one-family zone (RA) to a residential multi-family zone (RC) to permit the construction of two (2) buildings containing 12 residential units beginning at a point on the west side of Reservoir Avenue marked with an iron pin, thence S 81°29'14" W a distance of 119.96 along land now or Formerly Layne; thence S 05°19'03" E a distance of 150.00' along land now or formerly Layne and land now or formerly Logrono, each in part; thence S 81°29'17" W a distance of 105.59' along land now or formerly Crumpton and land now or formerly Banks, each in part to an iron pin; thence N 09°20'15" W a distance of 62.59'; thence N 17°26'08" W a distance of 84.93'; thence N 06°47'12" W a distance of 92.35' all along land now or formerly Second Stone Ridge Coop. Corp.; thence N 84°52'58" E a distance of 96.91' along land now or formerly Full Gospel Pentacostal Church; thence N 84°52'58" E a distance of 152.88' along land now or formerly Jones to a point on the west

side of Reservoir Avenue; thence S 05°18'53" E a distance of 74.35' along Reservoir Avenue to the point and place of beginning, having an area of 37464 square feet, or 0.860 acres more or less.

- ** COMMISSIONER PAPPAS PHILLIPS MOVED TO CONTINUE 1327 RESERVOIR AVE. – PETITION OF DIMARYS CABRERA – SEEKING A SPECIAL PERMIT, SITE PLAN REVIEW AND A ZONE CHANGE FROM A RESIDENTIAL ONE-FAMILY ZONE (RA) TO A RESIDENTIAL MULTI-FAMILY ZONE (RC) TO PERMIT THE CONSTRUCTION OF TWO (2) BUILDINGS CONTAINING 12 RESIDENTIAL UNITS BEGINNING AT A POINT ON THE WEST SIDE OF RESERVOIR AVENUE MARKED WITH AN IRON PIN, THENCE S 81°29'14" W A DISTANCE OF 119.96' ALONG LAND NOW OR FORMERLY LAYNE; THENCE S 05°19'03" E A DISTANCE OF 150.00' ALONG LAND NOW OR FORMERLY LAYNE AND LAND NOW OR FORMERLY LOGRONO, EACH IN PART; THENCE S 81°29'17" W A DISTANCE OF 105.59' ALONG LAND NOW OR FORMERLY CRUMPTON AND LAND NOW OR FORMERLY BANKS, EACH IN PART TO AN IRON PIN; THENCE N 09°20'15" W A DISTANCE OF 62.59'; THENCE N 17°26'08" W A DISTANCE OF 84.93'; THENCE N 06°47'12" W A DISTANCE OF 92.35' ALL ALONG LAND NOW OR FORMERLY SECOND STONE RIDGE COOP. CORP.; THENCE N 84°52'58" E A DISTANCE OF 96.91' ALONG LAND NOW OR FORMERLY FULL GOSPEL PENTACOSTAL CHURCH; THENCE N 84°52'58" E A DISTANCE OF 152.88' ALONG LAND NOW OR FORMERLY JONES TO A POINT ON THE WEST SIDE OF RESERVOIR AVENUE; THENCE S 05°18'53" E A DISTANCE OF 74.35' ALONG RESERVOIR AVENUE TO THE POINT AND PLACE OF BEGINNING, HAVING AN AREA OF 37464 SQUARE FEET, OR 0.860 ACRES MORE OR LESS TO NOVEMBER 29, 2018.**
- ** COMMISSIONER FEDELE SECONDED THE MOTION.**
- ** THE MOTION PASSED UNANIMOUSLY.**

NEW BUSINESS

(18-43) 1308 & 1320 Madison Ave. – Petition of Quince Street, LLC & JI Real Estate Holding, Inc – Seeking a special permit, site plan review and a zone change from a residential two-family zone (RB) to a residential multi-family zone (R-C) to permit the construction of four (4) 2-story buildings containing 8-residential units on a single parcel of property beginning at a point 259.23' east of Amsterdam Avenue, thence N 06°32'46" W a distance of 76.45' along land now or formerly J.I. Real Estate Holdings, Inc.; thence N 15°21'14" W a distance of 26.68' along land now or formerly J.I. Real Estate Holdings, Inc.; thence N 21°21'20" W a distance of 41.85' along land now or formerly J.I. Real Estate Holdings, Inc.; N 12°40'27" W a distance of 27.69' along land now or formerly J.I. Real Estate Holdings, Inc.; thence N 72°03'46" E a distance of 76.38' along land now or formerly Mario Mazo; thence S 36°43'20" E a distance of 161.49' along land now or formerly Jose F. Rodrigues and Maria E. Rodrigues and land now or formerly Lesley Rosales and Cruz Ahuati Tello and land now or formerly Tevfik Ahiskalioglu, each in part; thence S 35°49'14" W a distance of 127.26' along land now or formerly Juraci Ribeiro; thence N 54°17'49" W a distance of 71.00' along Madison Avenue to the point and place of beginning, having an area of 21,948 square feet, or 0.504 acres more or less.

- ** COMMISSIONER FEDELE MOVED TO CONTINUE 1308 & 1320 MADISON AVE. – PETITION OF QUINCE STREET, LLC & JI REAL ESTATE HOLDING, INC – SEEKING A SPECIAL PERMIT, SITE PLAN REVIEW AND A ZONE CHANGE FROM A RESIDENTIAL TWO-FAMILY ZONE (RB) TO RESIDENTIAL MULTI-FAMILY ZONE (R-C) TO PERMIT THE CONSTRUCTION OF FOUR (4) 2-STORY BUILDINGS**

CONTAINING 8-RESIDENTIAL UNITS ON A SINGLE PARCEL OF PROPERTY BEGINNING AT A POINT 259.23' EAST OF AMSTERDAM AVENUE, THENCE N 06°32'46" W A DISTANCE OF 76.45' ALONG LAND NOW OR FORMERLY J.I. REAL ESTATE HOLDINGS, INC.; THENCE N 15°21'14" W A DISTANCE OF 26.68' ALONG LAND NOW OR FORMERLY J.I. REAL ESTATE HOLDINGS, INC.; THENCE N 21°21'20" W A DISTANCE OF 41.85' ALONG LAND NOW OR FORMERLY J.I. REAL ESTATE HOLDINGS, INC.; N 12°40'27" W A DISTANCE OF 27.69' ALONG LAND NOW OR FORMERLY J.I. REAL ESTATE HOLDINGS, INC.; THENCE N 72°03'46" E A DISTANCE OF 76.38' ALONG LAND NOW OR FORMERLY MARIO MAZO; THENCE S 36°43'20" E A DISTANCE OF 161.49' ALONG LAND NOW OR FORMERLY JOSE F. RODRIGUES AND MARIA E. RODRIGUES AND LAND NOW OR FORMERLY LESLEY ROSALES AND CRUZ AHUATI TELLO AND LAND NOW OR FORMERLY TEVFIK AHISKALIOGLU, EACH IN PART; THENCE S 35°49'14" W A DISTANCE OF 127.26' ALONG LAND NOW OR FORMERLY JURACI RIBEIRO; THENCE N 54°17'49" W A DISTANCE OF 71.00' ALONG MADISON AVENUE TO THE POINT AND PLACE OF BEGINNING, HAVING AN AREA OF 21,948 SQUARE FEET, OR 0.504 ACRES MORE OR LESS TO NOVEMBER 29, 2018.

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

CONSENT AGENDA

** COMMISSIONER MORTON MOVED TO APPROVE ALL THREE ITEMS ON THE CONSENT CALENDAR.
** COMMISSIONER WALKER SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.

DISCUSSION

Mr. Boucher stated that a company has approached the Zoning Department and would like to put antennas on existing billboards. Chairman Riley stated that those requests would have to come before the commission for approval.

Commissioner Walker requested an update on the status of the discussion regarding changes to by-laws. Chairman Riley stated that changes to the number of commissioners that constitutes a quorum were discussed. He stated that 9 members of the commission would have to be present in order to vote on the change. Currently, we do not have 9 members on the commission and would not be able to vote on the item.

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE COMMISSION

Attorney Russell Liskov stated he received a question on variances for setbacks on potential zoning changes. Chairman Riley stated that we cannot give variances on contingent changes of zoning.

APPROVAL OF MINUTES

September 24, 2018

- ** COMMISSIONER FEDELE MOVED TO APPROVE THE SEPTEMBER 24, 2018 MINUTES AS SUBMITTED.**
- ** COMMISSIONER WALKER SECONDED THE MOTION.**
- ** THE MOTION PASSED UNANIMOUSLY.**

ADJOURNMENT

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

The meeting was adjourned at 6:53 p. m.

Respectfully submitted,

Tom Blaney
Telesco Secretarial Services